CITY COUNCIL / LRA BOARD

Mayor/Chair
Rachel Hernandez
Council/Authority Members
District 1 — Luis Uribe
District 2 — Cindy Fosi
Vice Mayor, District 3 — John Pimentel
District 4 — Stacy Call

CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers
6707 Third Street, Suite B
Riverbank, CA 95367

choose civility

TUESDAY, JUNE 9, 2026 — 6:00 PM

(THE AGENDA PACKET IS ONLINE AT HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/)

**** Para Traduccion en Español, favor de referirse a la ultima pagina de la agenda****

1. **CALL TO ORDER**
2. **FLAG SALUTE**
3. **ROLL CALL**
4. **AGENDA CHANGES**
5. **CONFLICT OF INTEREST**

   Any Council/Authority Member who has a direct Conflict of Interest on any scheduled agenda item to be considered is to declare their conflict at this time. Pursuant to Government Code Section 84308 (Levine Act), any Council /Authority Member who has received a contribution of $500 or more within the preceding 12 months from a party, participant, or their agent related to an item on the agenda must disclose that contribution on the record prior to participation in the discussion or decision on the item and may be required to recuse themselves, as applicable.

6. **PRESENTATIONS (Informational only)**

   Item 6.1. **Proclamation** — Juneteenth Freedom Day 2026 — It is recommended that the City Council read and present the Proclamation for Juneteenth Freedom Day 2026 to Oliver Tomas Grandvoinet.

   Item 6.2. **Presentation** — Sierra House Services Update by Cambridge Academies-It is recommended that the City Council receive a presentation regarding Sierra House from Julia Hernandez, Sierra House Enterprise RESTART Facilitator and Hallie Van Deventer, Director with Cambridge Academies.

   Item 6.3. **Presentation- Bicycle Safety**- It is recommended that the City Council receive a presentation from Deputy Orr regarding bicycle safety.

7. PUBLIC COMMENTS (No action can be taken)

At this time, members of the public may comment on any item not appearing on the agenda, and within the subject matter jurisdiction of the City Council/LRA Board. Individual comments will be limited to a maximum of 3 minutes (or as stated by the presiding Officer) and time cannot be yielded to another person. Under State law, matters presented during the public comment period cannot be discussed or acted upon.

Refer to the last page of this agenda for the Public Comment Procedures via ZOOM.

IN PERSON COMMENTS: Please fill out a Comment Card and return it to the City Clerk.

8. CONSENT CALENDAR (No obligation to read aloud)

All items listed on the Consent Calendar are to be acted upon by a single action of the City Council/LRA Board unless requested by an individual Council/Authority Member or member of the public for special consideration. Otherwise, the recommendation of staff will be accepted and acted upon by motion of the City Council/LRA Board.

Item 8.1. **Waiver of Readings**

Item 8.2. **Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 26, 2026.

Item 8.3. **Resolution** Approving the Joint Powers Agreement with the Stanislaus Special Investigations Unit from July 1, 2026 - June 30, 2029 and Authorize the City Manager to Execute the Agreement

Item 8.4. **Resolution** to Award Bid for the Micro Slurry 2026 Project to VSS International, Inc. and Authorize Execution of Future Change Orders

Item 8.5. **Resolution** Calling and Giving Notice for the Holding of a General Municipal Election to be held on Tuesday, November 3, 2026, the By-District Elections of Councilmember District 1 and Councilmember District 3, and a Ballot Measure Placed by Citizen Initiative Petition, as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the Stanislaus County Board of Supervisors to Permit the County Elections Official to Render Election Services to the City of Riverbank; and to Request the Consolidation of said Election with the Statewide General Election held on the same date

9. PUBLIC HEARING

The public notice for items **9.1 to 9.7 was published in the newspaper on May 13, 2026.**

Item 9.1.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

Item 9.2.

1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

Item 9.3.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2026/2027.

Item 9.4.

1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2026/2027

Item 9.5.

1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

Item 9.6.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the

Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027

Item 9.7.

Resolution of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2026/2027

10. NEW BUSINESS

Item 10.1. **Workshop** - Fiscal Year 2026-27 Major Fund Budget

Item 10.2. **Resolution** to Appoint Kelly Velasco to the Parks and Recreation Advisory Committee

Item 10.3. **Resolution** Adopting the "Disruption of Remote Participation During City Council /Board Meetings Policy" as Required by Senate Bill 707

Item 10.4.

Resolution to Consider Approving Park System Development Fee (SDF) Credits for LGI Homes for Construction of a Dog Park on Lot A within the River's Edge 36-Lot Residential Subdivision.

Item 10.5.

Resolution to Consider Approval of a Modification to Condition of Approval No. 9 for Vesting Tentative Map No. 01-2025 for the Meadowview Subdivision to Allow a Slope Easement in Lieu of a Block Retaining Wall Along the Rear Property Lines of Lots 18 through 31

Item 10.6. **Resolution** Approving the First Amendment to the Employment Agreements for Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development

Item 10.7. **Resolution** Approving an Employment Agreement Between the City of Riverbank and Cody Bridgewater, Director of Public Works/Interim Local Redevelopment Agency Director and Authorize the City Manager to Execute the Agreement

Item 10.8. **Resolution** Approving an Employment Agreement Between the City of Riverbank and Tamera Alcantor, Assistant City Manager/Administrative Services Director and Authorize the City Manager to Execute the Agreement

11. COMMENTS/REPORTS

A brief report on notable attendance of a meeting or conference or other notable topics of City business shall be made. The Brown Act does not allow for discussion or action of items by the City Council/LRA Board during this time.

Item 11.1. **Staff**

Item 11.2. Council / Authority Member

Item 11.3. Mayor / Chair

12. CLOSED SESSION

The public will have a limit of 3 minutes to comment on Closed Session item(s) as set forth on the agenda prior to the City Council/LRA Board recessing to Closed Session

Item 12.1.

LIABILITY CLAIMS
(Pursuant to Govt. Code § 54961)
Claimant: Jeff Emens
Agency Claimed Against: City of Riverbank

13. REPORT FROM CLOSED SESSION

Item 13.1. Report From Closed Session Item 12.1
LIABILITY CLAIMS
(Pursuant to Govt. Code § 54961)
Claimant: Jeff Emens Agency Claimed Against: City of Riverbank

14. ADJOURNMENT The Next Regular City Council Meeting will be held on Tuesday, June 23, 2026.

AFFIDAVIT OF POSTING

I hereby certify under penalty of perjury, under the laws of the State of California that the foregoing agenda was posted at the meeting location, on the North City Hall public exterior bulletin board, South City Hall public exterior Bulletin, Riverbank Community Center exterior bulletin, and the City's website 72 hours prior to the meeting in accordance to the California Ralph M. Brown Act. Posted this 4th Day of June 2026 s/**Gabriela Hernandez, CMC, City Clerk**

ADA COMPLIANCE STATEMENT

In compliance with the Americans with Disabilities Act, and the Governor's Executive Order N-29-20, the City will make every effort to make reasonable modifications or accommodations from individuals with disabilities. Contact the Administration Dept. at (209) 863-7122 or the City Clerk at cityclerk@riverbank.org at least (48) hours prior to the meeting to enable the City to make reasonable arrangements for accessibility.

NOTICE REGARDING NON-ENGLISH SPEAKERS

Pursuant to California Constitution Article III, Section IV, establishing English as the official language for the State of California, and in accordance with California Code of Civil Procedures Section 185, which requires proceedings before any State Court to be in English, notice is hereby given that all proceedings before the City of Riverbank City Council/LRA Board shall be in English and anyone wishing to address the Council is required to have a translator present who will take an oath to make an accurate translation from any language not English into the English language.

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council / LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

TELECONFERENCE/VIRTUAL PLATFORM PUBLIC PARTICIPATION COMMENT PROCEDURES FOR CITY COUNCIL MEETING HELD IN CONFORMANCE WITH THE BROWN ACT

PUBLIC "LIVE" VIEWING

- Government Channels: Charter — 2 and AT&T U-VERSE — 99
- YouTube Live — City of Riverbank
- Via ZOOM Platform (See instructions below)

SUBMITTING PUBLIC COMMENTS FOR THE RECORD

Written comments must be received before 4:00 p.m. on the date of the meeting in order for them to be distributed to the Council prior to consideration of the matter.

Written comments will not be read aloud at the meeting, but will be reported as received for the record. If you do not receive an acknowledgement of receipt within an hour of submission or by 5:00 p.m., please call the City Clerk's Office at (209) 863-7198 or the Administration Dept. at (209) 863-7122.

ACCEPTABLE METHODS OF SUBMITTING COMMENTS BEFORE THE 5:00 PM DEADLINE

- **Via Mail Service:** Mail comments to City of Riverbank, Attn: City Clerk, 6707 Third Street, Suite A, Riverbank, CA 95367. (Call 209-863-7198 / 209-863-7122 to ensure they were received.)
- **Via Email:** cityclerk@riverbank.org
  (Note: This technology is not a guaranteed method.)
    - Indicate Agenda Item # in the *subject line*. (Call 209-863-7198 / 209-863-7122 to ensure receipt.)
- **Oral Comments In-Person:** The Mayor will ask the public if anyone wishes to comment, at that time you may approach the podium.
- **Oral Comments Via Zoom:**The Mayor will announce when public comments may be made for a limit of 3 minutes on the agenda item being considered, at which time you will:
    - **Using a computer** — click on the “raise hand” feature in the webinar controls. This will alert staff that you wish to speak, and you will be unmuted.
    - **Using a Phone** — press *9 to “raise the hand”. This will alert staff that you wish to speak, and you will be unmuted.
    - (Please make sure the volume on your device is on and that any nearby device or any nearby device is turned down.)

Teleconference Phone Number: (This system is a backup for ZOOM technical difficulties only when providing oral comments.) If there are technical difficulties or disconnection with ZOOM

while making oral comments, please immediately call the teleconference phone number (209) 863-7151 so that Council may receive your comments. Council will be waiting for your call. Thank you.

JOIN THE MEETING VIA ZOOM PLATFORM

Join by this link: https://us02web.zoom.us/j/81500912873

Join by accessing website: https://zoom.us/join — enter Webinar ID: **894 4341 5826**

Join by telephone: 1 669 444 9171 OR 1 669 900 9128, plus Webinar ID: **894 4341 5826**

Learn about using ZOOM - Visit https://zoom.us/j/ for a free account or to download the app.

https://attend.wordly.ai/join/LHDA-5715

How to Use Live Spanish Translation/ Como Usar Traducción en Español En Vivo

STEP 1/PASO 1

Escanea el código

STEP 2/PASO 2



Escoja el idioma Español

STEP 3/PASO 3



Lea subtítulos en su aparato
Use auriculares para audio

Any documents that are not privileged or part of a Closed Session provided to a majority of the City Council / LRA Board after distribution of the agenda packet, regarding any item on this agenda, will be made available for public inspection at the City Clerk's Office 6707 Third St., Suite A, Riverbank.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 6.1.

SECTION : PRESENTATIONS

Meeting Date:	6/9/2026
Subject:	**Proclamation** — Juneteenth Freedom Day 2026 — It is recommended that the City Council read and present the Proclamation for Juneteenth Freedom Day 2026 to Oliver Tomas Grandvoinet.
From:	Marisela H. Garcia, City Manager
Submitted by:	Jessica Campos, Administrative Assistant-Confidential

RECOMMENDATION

It is recommended that the City Council read and present the Proclamation for Juneteenth Freedom Day 2026 to Oliver Tomas Grandvoinet.

SUMMARY

Local chef and content creator Olivier was born in Oregon and raised in Hawai‘i, drawing inspiration from a rich blend of cultural influences. His father’s family roots trace back to rural South Carolina, where the legacy, perseverance, and achievements of Black Americans are deeply embedded in the region’s history and identity.

Through food, storytelling, and community connection, Olivier honors the traditions and experiences that have shaped his life; from the vibrant cultures of Hawai‘i to the heritage of the American South. His dedication to bringing people together through shared meals reflects the values celebrated during Juneteenth: recognizing freedom, preserving history, and fostering understanding and unity within the community.

STRATEGIC PLAN

Although this item does not directly impact the Strategic Plan, Juneteenth is important because it marks a pivotal moment in the history of freedom in the United States and continues to shape conversations about equality, identity, and justice today.

BACKGROUND

Juneteenth, a blend of "June" and "nineteenth," is the oldest nationally celebrated commemoration of the ending of slavery in the United States. It dates back to June 19, 1865, when Union Major General Gordon Granger arrived in Galveston, Texas, and issued General Order No. 3, formally announcing that all enslaved people were free. This announcement came over two years after President Abraham Lincoln's Emancipation Proclamation, which had gone into effect on January 1, 1863, but had not been enforced in many Confederate-controlled areas.

FINANCIAL IMPACT

No financial impact.

ATTACHMENTS

1. Proclamation_Juneteeth 2026

CITY OF RIVERBANK
PROCLAMATION

Juneteenth 2026

WHEREAS, Juneteenth, observed annually on June 19, commemorates the day in 1865 when Union troops arrived in Galveston, Texas, and announced the end of slavery, more than two years after President Abraham Lincoln issued the Emancipation Proclamation; and

WHEREAS, Juneteenth represents a critical moment in American history, honoring the perseverance, strength, and contributions of African Americans who endured the injustices of slavery and who have played a central role in shaping the nation's identity, culture, and democratic ideals; and

WHEREAS, the recognition of Juneteenth is a powerful reminder of the ongoing journey toward justice, equity, and inclusion, and it encourages all citizens to reflect on our collective past and renew our commitment to building a more just and equitable society; and

WHEREAS, on June 17, 2021, Juneteenth was officially recognized as a federal holiday with the signing of the Juneteenth National Independence Day Act, further affirming its national significance and the importance of acknowledging the end of slavery in the United States; and

WHEREAS, the City of Riverbank values diversity, equity, and inclusion and recognizes the importance of commemorating historical milestones that reflect the American struggle for freedom and equality;

NOW, THEREFORE, I, Rachel Hernandez, Mayor of the City of Riverbank, on behalf of the City Council and our community, do hereby proclaim June 19, 2026, as Juneteenth Freedom Day in the City of Riverbank, and encourage all residents to honor this day through reflection, education, and participation in activities that promote diversity, inclusion, and understanding.

June 9, 2026

_____

Rachel Hernandez, Mayor

RIVERBANK CITY COUNCIL:
District 1 – Luis Uribe, District 2 –Cindy Fosi, District 4 – Stacy Call,
Vice Mayor – District 3 John Pimentel, Mayor – Rachel Hernandez

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 6.2.

SECTION : PRESENTATIONS

Meeting Date:	6/9/2026
Subject:	**Presentation** — Sierra House Services Update by Cambridge Academies-It is recommended that the City Council receive a presentation regarding Sierra House from Julia Hernandez, Sierra House Enterprise RESTART Facilitator and Hallie Van Deventer, Director with Cambridge Academies.
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council receive a presentation regarding Sierra House from Julia Hernandez, Sierra House Enterprise RESTART Facilitator and Hallie Van Deventer, Director with Cambridge Academies.

SUMMARY

Cambridge Academies will provide a presentation on the services they have provided at Sierra House and the Day Use Facility.

STRATEGIC PLAN

While this item is not directly related to the City Council Strategic Plan it does help to advance the City's Core Values of Transparency, Collaboration, Accessibility, and Responsiveness.

BACKGROUND

Cambridge Academies has been providing services to the unhoused residents of Riverbank since December 2021 when the City received an Emergency Services Grant (ESG) from Stanislaus County to be able to offer Street Outreach services. At that time, Cambridge staff would reach out to unhoused residents who were located throughout town, including by the Stanislaus River. They would hold office hours in Scout Hall and would help unhoused residents with access to much needed services.

This same ESG grant provided the funding to be able to purchase the Day Use Facility and begin the remodel work on Sierra House. Cambridge Academies began to offer services at the Day Use Facility in November 2023. The Day Use Facility is focused on providing access to shower services, clothing, food, hygiene products, and one-on-one case management when needed.

The Sierra House was officially dedicated in April 2024. Cambridge Academies hosts the RESTART Program, a residential training program for men that provides housing to individuals who want to transform their lives. Residents in the program are provided with housing, life-skills training, job skills through the VOLT on the Go program, as well as access to tutoring to obtain their GED's if needed.

FINANCIAL IMPACT

There is no financial impact associated with this presentation.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 6.3.

SECTION : PRESENTATIONS

Meeting Date:	6/9/2026
Subject:	**Presentation- Bicycle Safety**- It is recommended that the City Council receive a presentation from Deputy Orr regarding bicycle safety.
From:	Marisela H. Garcia, City Manager
Submitted by:	David Hickman Administration Sgt. Riverbank Police Services

RECOMMENDATION

It is recommended that the City Council receive a presentation from Deputy Orr regarding bicycle safety.

SUMMARY

Deputy Orr will do a presentation on bicycle safety, including rules of the road for bicycles, e-bikes and e-motorcycles. Deputy Orr will go over the current municipal code for bicycles. Calls for service and statistics regarding bicyclists acting recklessly, riding wheelies toward vehicles and pedestrians, are the reason for this presentation and safety reminder. Deputy Orr will also share what other cities near Riverbank's jurisdiction are doing and what impact they have had.

STRATEGIC PLAN

This item supports the City Council's Goals to "Improve Public Communications" and "Support Public Safety."

BACKGROUND

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 8.1.

SECTION : CONSENT CALENDAR

Meeting Date:	6/9/2026
Subject:	**Waiver of Readings**
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that the City Council / LRA Board approve the waiver of readings of any proposed ordinances and resolutions for consideration, except by title.

SUMMARY

In lieu of reading the entire text of a proposed ordinance or resolution that is introduced for consideration for adoption and approval, by majority vote, the City Council/LRA Board may waive the reading of the text and introduce the ordinance or resolution by title only for the record. The full text of the proposed ordinances and resolutions, and any related documents that are part of the agenda packet, are available for review by the public on the City's website and in the City Clerk's office at City Hall (North) upon distribution to a majority of the City Council/LRA Board; typically 72 hours prior to the scheduled date and time of the meeting.

STRATEGIC PLAN

Waiver of reading supports the City's 2025-2030 Strategic Plan by promoting efficient and transparent decision-making.

BACKGROUND

The full readings are being waved to allow the City Council/LRA Board to introduce and consider the items in a timely and efficient manner. The items have been provided to the City Council/LRA Board in advance of the meeting for review.

FINANCIAL IMPACT

There is no financial impact associated with this item.

ATTACHMENTS

None

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 8.2.

SECTION : CONSENT CALENDAR

Meeting Date:	6/9/2026
Subject:	**Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 26, 2026.
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that the City Council/Local Redevelopment Authority Board approve the City Council/LRA Meeting Minutes for May 26, 2026.

SUMMARY

The Draft Minutes of the City Council and the Local Redevelopment Authority Board meeting have been prepared for review and approval.

STRATEGIC PLAN

Preparation and approval of the meeting minutes align with the City's 2025-2030 Strategic Plan core values of transparency and accountability.

BACKGROUND

The meeting minutes provide an official record of the actions taken and discussions held during the City Council Meetings. Staff prepares the minutes in accordance with the applicable laws and established procedures, and they are presented for review and approval to ensure accuracy and transparency.

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. Minutes_CC-LRA Meeting 05-26-2026

CITY COUNCIL / LRA BOARD

Mayor/Chair
Rachel Hernandez
Council/Authority Members
District 1 — Luis Uribe
District 2 — Cindy Fosi
Vice Mayor, District 3 — John Pimentel
District 4 — Stacy Call

CITY OF RIVERBANK

Regular City Council and Local Redevelopment Authority Board Meetings

Council Chambers
6707 Third Street, Suite B
Riverbank, CA 95367

choose civility

MEETING MINUTES
TUESDAY, MAY 26, 2026 — 6:00 PM
(THE AGENDA PACKET IS ONLINE AT HTTPS://RIVERBANKCA.PORTAL.CIVICCLERK.COM/)

**** PARA TRADUCCION EN ESPAÑOL FAVOR DE REFIRSE A LA ULTIMA PAGINA DE LA AGENDA****

1. **CALL TO ORDER**
   Mayor Hernandez called the meeting to order at 6:02 P.M.
2. **FLAG SALUTE**
   Vice Mayor Pimentel led the pledge allegiance.
3. **INVOCATION**
   Reverend Randy Richardson led the invocation.
4. **ROLL CALL**
   City Clerk Hernandez conducted Roll Call:

   Members of the City Council / Local Redevelopment Authority Board present:
   Council Member / Authority Member District 1 Luis Uribe
   Council Member / Authority Member District 2 Cindy Fosi
   Council Member / Authority Member District 4 Stacy Call
   Vice Mayor/ Vice Chair District 3 John Pimentel
   Mayor/ Chair Rachel Hernandez

5. **AGENDA CHANGES**
   No Agenda Changes.

6. **CONFLICT OF INTEREST**
   Councilmember Call declared a Conflict of Interest with Item 9.8.

7. **PRESENTATIONS**

   Item 7.1. **Proclamation** — Asian American Pacific Islander Heritage Month— It is recommended that the City Council read and present a Proclamation for Asian American Pacific Islander Heritage Month to Norma Grubeck.

Mayor Hernandez read and presented the proclamation for Asian American Pacific Islander Heritage Month to Norma Grubeck, Riverbank Resident.

Item 7.2. **Presentation-** Youth Council 2025-2026 Inagural Term Overview

The Riverbank Youth Council Inaugural Cohort gave a PowerPoint Presentation on their 2025- 2026 Term.

Mayor Hernandez and City Council presented each of the Youth Council Members with a gift in recognition of their term of service.

8. PUBLIC COMMENTS

Mayor Hernandez Opened Public Comment at 6:39 P.M.

Francis Guevara, with the Chamber of Commerce to provide an update on upcoming Chamber Events.

Darlene Barber-Martinez, with Central Valley Community Resources to invite everyone to the Annual Bike Rodeo Safety Fair on Wednesday, June 10th at Plaza Del Rio.

Mayor Hernandez Closed Public Comment at 6:45 P.M.

9. CONSENT CALENDAR

Item 9.1. **Waiver of Readings**

Item 9.2. **Approval** of the City Council and Local Redevelopment Authority Board Meeting Minutes for May 12, 2026

Item 9.3. **Resolution** Approving a Side Letter Agreement with the Northern California District Council of Laborers Local Union, AFL:CIO #1130 Regarding Longevity Pay

Resolution 2026-032

Item 9.4. **Resolution** Approving a Side Letter Agreement with the Riverbank Mid-Management Employees Association Regarding Longevity Pay

Resolution 2026-033

Item 9.5. **Resolution** to Award Bid for the Woodhaven Overlay Project to United Pavement Maintenance, Inc., Authorize Execution of Future Change Orders and Authorizing a Budget Amendment for an Additional $150,000.00 from SB1

Resolution 2026-034

Item 9.6.

Resolution to Award Bid for the Oakdale Road Improvement Project to United Pavement Maintenance, Inc. and Authorize Execution of Future Change Orders

Resolution 2026-035

Item 9.7.

1) **Resolution** of the City Council of the City of Riverbank, California Initiating proceedings for the Annual Levy of Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

Resolution 2026-036, Resolution 2026-037, Resolution 2026-038

Item 9.8.

1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2026/2027.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

Item was pulled from the Consent Calendar.

Item 9.9.

1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

Resolution 2026-039, Resolution 2026-040, Resolution 2026-041

Item 9.10.

1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank Declaring its Intention to Levy Annual Assessments for Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Landscape and Lighting District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

Resolution 2026-042, Resolution 2026-043, Resolution 2026-044

Item 9.11.

1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

2) **Resolution** of the City Council of the City of Riverbank, California Declaring its Intention to Levy Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027

Resolution 2026-045, Resolution 2026-046, Resolution 2026-047

Item 9.12.

Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

Resolution 2026-048

Item 9.13.

Resolution of the City of Riverbank Declaring its Intention to Levy and Collect Annual Assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027

Resolution 2026-049

ACTION: *By motion moved and seconded (Uribe / Fosi 5/0) to approve Consent Calendar with the exception of Item 9.8.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Call, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

Item 9.8 1) **Resolution** of the City Council of the City of Riverbank, California Initiating Proceedings for the Annual Levy of Assessments for Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

2) **Resolution** of the City Council of the City of Riverbank, California for the Crossroads Landscape and Lighting District Declaring its Intention to Levy Annual Assessments for Fiscal Year 2026/2027.

3) **Resolution** of the City Council of the City of Riverbank, California for Preliminary Approval of the Annual Levy Report for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027

Resolution 2026-050, Resolution 2026-051, Resolution 2026-052

ACTION: *By motion moved and seconded (Fosi / Pimentel 4/0) to approve Item 9.8 on the Consent Calendar.*

Motion carried by unanimous City Council and LRA Board roll call vote:
AYES: Uribe, Fosi, Pimentel, and Mayor Hernandez
NAYS: None / ABSENT: None / ABSTAINED: None

10. COMMENTS/REPORTS

Item 10.1. Staff

City Manager Garcia:

- *From our Parks & Rec Department. Join us this Friday for the Season Finale of Food Court Fridays at the Sports Complex starting at 6:00pm. They will be kicking off The Movies in the Park for the Summer with Zootoopia 2, starting around dusk or 7:30ish. They'll also have face painting and Love Riverbank will be offering Root Beer Floats, while supplies last. The Oakdale Animal Shelter will be out there with pets, waiting to be adopted. Bring your lawn chairs or blankets and join us for a wonderful night out.*
- *The Tuesday Market starts next Tuesday, June 2nd, and will run every Tuesday in June and July. The Market will run from 6:00pm to 9:00pm. Come support your local businesses, enjoy some yummy food and find some unique crafts and see some neat activities.*

Item 10.2. Council / Authority Member

Vice Mayor Pimentel:

- *On the 13th I attended the Kite Day, put on by Love Riverbank and and Community Praise Tabernacle, had close to about 30 people in attendance there, and they really enjoyed spending time with the kids and the kites.*
- *It was nice to see Darlene and the Riverbank Federated Women's Club on May 16th.*
- *I had a great time at the 11th Annual Installation Awards Dinner. I thought it was well done and they were able to keep schedule.*

- *On the 17th, I attended Saint Francis of Rome fundraiser Kermes, which they sold food to raise funds for Our Lady of Guaalupe, and they are hoping to get more involved with Riverbank. Reach out to Alma, for that on the 29th.*
- *Red Robin will be having, the fundraiser for Sister City. So Invite our friends and family to eat and also mention Sister City for a 20% of the sales that will go to Sister City.*
- *Some residents have reached out, about the growth and changes of Riverbank. They mentioned they don't want to lose the history of Riverbank, and I reassured them that Riverbank is very special to all of us and that history will always be preserved.*

Councilmember Uribe:

- *No comments Tonight.*

Councilmember Fosi:

- *The Womens Federate Group and the Historical Society will have no meetings through the summer, so there are no dates to announce.*
- *Everyone, please be patient with traffic. I've been out there, it's not getting any better, and so we will need to be patient with each other.*
- *I forgot to add, I will be working at the Community Center with the Elections, so if you see me there I am representing Stanislaus County and a City Councilmemer, I am a worker.*

Councilmember Call:

- *The Primary Election is underway. June 2nd is the final date to vote, so make sure you mail in your ballot or see the City's website for voting centers in the area.*
- *I'm on my final week of life jacket collection. We're officially turning them in next week. we have shy of 100, so I'm really hoping to beat my goal of last year's number, which ended up being around 127. So, if you have a life jacket, please give me a call, email, text message, Instagram message, whichever.*
- *I have no Nondistrict East AdHoc Committee updates for this particular meeting.*
- *Last week, I met with or two weeks ago I met with Riverbank Police Services regarding some of the complaints on our Facebook pages in the city about bike ordinances or the demand for bike ordinances, with some of the happenings of our teenagers and roadways doing wheelies at cars. So I just want to reassure the community that Riverbank Police Services does see these messages. I was hoping it was going to be on the agenda for this week, but it sounds like there is a workshop in the works for the council so we can collaboratively put these items together and put something in the code.*
- *Part of our strategic plan was a general plan update, and I know previous mayor O'Brien has been requesting a general plan update since 2019. These particular plans can take around five years to implement, so I'm hoping that we can work on our general plan.*
- *I'd also like to bring forward a resolution of application to initiate the sphere of influence, amendment and resolution of application to LAFCO, requesting updates to our sphere of influence.*
- *And then I just want to remind everyone, we have been a few of us in council who have been asking for a sphere of influence update since March of this year.*

- *Lastly, it was my understanding the meeting today was asked to be a short meeting. So, as a council, I think it's only fair that we know the process for requesting short meetings.I know we all get really busy, so I would just be interested in hearing more on the process for requesting short meetings. Thank you.*

Item 10.3. Mayor/ Chair

Mayor Hernandez:

- *The only thing I have for today is I want to thank staff for, as always, hosting and helping put together a beautiful Memorial Day event. Each year, it looks a little different based on how the availability of the different folks that participate looks, but nonetheless, it's always really meaningful event to have.*

11. CLOSED SESSION

Item 11.1. CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-004578

Item 11.2. CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-002593

There being no public comments, Mayor Hernandez moved to Closed Session at 6:54 P.M.

Recovened from Closed Session at 7:10P.M.

12. REPORT FROM CLOSED SESSION

Item 12.1. Report from Closed Session Item 11.1
CONFERENCE WITH LEGAL COUNSEL - EXISTING LITIGATION
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Advance Materials and Manufacturing Technologies, LLC v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-004578

DIRECTION: *Unanimously voted to a settlement in the case.*

Item 12.2. Report from Closed Session Item 11.2
CONFERENCE WITH LEGAL COUNSEL – EXISTING LITIGATION
(Pursuant to Gov. Code, § 54956.9)
Name of Case: Miller Arms Company, Inc. v. City of Riverbank et al.,
Stanislaus County Superior Court Case No. CV-23-002593

DIRECTION: *Direction was provided to staff.*

13. ADJOURNMENT

There being no further business, Mayor/Chair Hernandez adjourned the regular meeting at 7:10P.M. to the next regularly scheduled City Council Meeting will be held on June 9, 2026.

ATTEST: (Adopted 06/09/2026

Gabriela Hernandez, CMC
City Clerk / LRA Recorder

APPROVED:

Rachel Hernandez
Mayor/Chair

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 8.3.

SECTION : CONSENT CALENDAR

Meeting Date:	6/9/2026
Subject:	**Resolution** Approving the Joint Powers Agreement with the Stanislaus Special Investigations Unit from July 1, 2026 - June 30, 2029 and Authorize the City Manager to Execute the Agreement
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution Approving the Joint Powers Agreement with the Stanislaus Special Investigations Unit from July 1, 2026 - June 30, 2029 and authorizing the City Manager to execute the Agreement.

SUMMARY

The City of Riverbank is currently a member of the Stanislaus Special Investigations Unit Joint Powers Authority (JPA). The Agreement is expiring and as a new member (City of Turlock) will be joining the JPA, a new Agreement has been drafted for consideration by all member agencies.

STRATEGIC PLAN

This item supports the City Council's Strategic Plan Goal to "Support Public Safety."

BACKGROUND

The Joint Powers Agreement (JPA) for the Stanislaus Special Investigations Unit (SIU), formally known as the Stanislaus Drug Enforcement Agency (SDEA) was created in 1974. The parties involved in the agreement are Stanislaus County and the cities of Ceres, Hughson, Newman, Oakdale, Patterson, Riverbank, Turlock, Waterford as well as the California Highway Patrol. The City of Riverbank withdrew its membership in 1995 due to financial reasons, and rejoined in 2006. The City of Modesto is not part of SIU. The purpose of this JPA is to provide a countywide multi-agency task force charged with the responsibility to enforce drug and violent crime laws.

It is the mission of SIU to intercept the flow of narcotics into and within Stanislaus County, investigate violent crimes, gang-related crimes, street terrorism, human trafficking and investigations deemed highly sensitive as directed by the Governing Board.

It is the primary goal of SIU to maintain an allegiance with the citizens of Stanislaus County in order to maximize their efforts in preventing and combating narcotics trafficking violent crimes in our communities. An integral part of this goal is maintaining a high level of communication and support to and from federal, state, and local agencies.

The JPA formula requires in-kind contribution and/or an annual cash contribution from each

participating agency. The Sheriff's Office currently provides one Lieutenant, one Sergeant, six Deputy Sheriff's, one Supervising Legal Clerk and one Legal Clerk III. The District Attorney provides one Legal Clerk IV.

In the past, the operational and fiscal control was rotated between the County and City of Modesto. In 2018, the JPA governing committee voted to approve the transfer of operational and fiscal control to the County. This transfer places the day-to-day operation of the unit under the Sheriff. Legal counsel, risk management, purchasing and fiscal responsibility oversight now belong under the County.

The term of the current JPA is July 1, 2026, through June 30, 2029, and shall automatically renew from year-to-year thereafter unless the term is amended in writing or the agreement is terminated. Due to Turlock rejoining the JPA, the Sheriff's Office decided to draft a new agreement to replace the expiring one. The Board of Supervisors considered this item at their June 2, 2026 Board of Supervisors meeting.

FINANCIAL IMPACT

An annual cash contribution will be required if a participating agency is not willing or able to provide a sworn full-time in-kind body to SIU. The cash contribution will be billed to each participating agency at the beginning of each fiscal year if a body has not been committed thirty (30) calendar days prior to July 1st. If a participating agency withdraws in kind personnel during the fiscal year, a pro-rated amount will be billed.

The cash contribution will be used to offset day to day expenditures and for expenditures that are not allowable by the various funding sources available to SIU. The cash contribution amount will be based on population statistics provided by the State of California Department of Finance. Based on our population, Riverbank's contribution is $15,000 with funds having been previously allocated from the General Fund to the Police Services Department 409.

ATTACHMENTS

1. Resolution
2. SIU Agreement 2026-2029

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA APPROVING THE JOINT POWERS AGREEMENT WITH THE STANISLAUS SPECIAL INVESTIGATIONS UNIT FROM JULY 1, 2026 – JUNE 30, 2029 AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, Riverbank joined the Stanislaus Drug Enforcement Agency in 2006**;** and

WHEREAS, the Stanislaus Special Investigations Unit (SIU) replaced the Stanislaus Drug Enforcement Agency in 2008**;** and

WHEREAS, the mission of the SIU is to intercept the flow of narcotics into and within Stanislaus County, investigate violent crimes, gang-related crimes, street terrorism, human trafficking and investigations deemed highly sensitive in Stanislaus County**;** and

WHEREAS, the City benefits from its membership in the SIU to investigate these major crimes that may occur in our city**;** and

WHEREAS, the City currently budgets for this agreement in the General Fund**.**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the Joint Powers Agreement with the Stanislaus Special Investigations Unit from July 1, 2026 – June 30, 2029, herein incorporated as Exhibit A.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Riverbank does hereby authorize the City Manager to execute the Joint Powers Agreement.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST: **APPROVED:**

_____ **_____**

Gabriela Hernandez, CMC **Rachel Hernandez**
City Clerk **Mayor**

Attachment(s): ***Stanislaus Special Investigations Unit Joint Powers Agreement July 1, 2026 – June 30, 2029***

Stanislaus Special Investigations Unit



Joint Powers Agreement

July 1, 2026 – June 30, 2029

MISSION AND GOALS

The Stanislaus Special Investigations Unit (SIU), formerly known as Stanislaus Drug Enforcement Agency (SDEA), is a county wide multi-agency task force charged with the responsibility to enforce drug laws and investigate violent crimes.

It shall be the mission of SIU to interdict the flow of narcotics into and within Stanislaus County, investigate violent crimes, gang related crimes, street terrorism, human trafficking and investigations deemed highly sensitive as directed by the Governing Board.

It shall be the primary goal of SIU to maintain an allegiance with the citizens of Stanislaus County in order to maximize our efforts in preventing and combating narcotics trafficking violent crimes in our communities. An integral part of this goal is maintaining a high level of communication and support to and from federal, state, and local agencies.

STANISLAUS SPECIAL INVESTIGATIONS UNIT
JOINT POWERS AGREEMENT

THIS JOINT POWERS AGREEMENT is made with reference to the following facts:

A. Each party hereto is empowered by law to provide police protection to its residents.
B. Each party recognizes interjurisdictional cooperation is essential for the effective control of dangerous drugs in Stanislaus County.
C. Each party desires to establish an agency to maintain a fully operational and specially trained police unit to assist each of the parties to this agreement in enforcing drug control laws, violent crimes, gang related crimes, street terrorism, human trafficking and investigations deemed highly sensitive as directed by the governing board. The SIU will also study, plan, and set priorities for effective enforcement of such laws throughout Stanislaus County in accordance with the operational policy approved by the governing board.
D. The parties, pursuant to the provisions of California Government Code Sections 6500 et seq., are authorized to enter into this Joint Powers Agreement so as to create a separate public entity to enforce the laws of the State of California; and
E. The parties desire to replace the Joint Powers Agreement between them, which became effective on July 1, 2021.

NOW, THEREFORE, IT IS MUTUALLY AGREED between the parties hereto as follows:

1. Administering Agency

There is hereby created the Stanislaus Special Investigations Unit (SIU), formerly known as Stanislaus Drug Enforcement Agency (SDEA) to administer the drug enforcement unit (Unit) and to carry out the purposes of this agreement. For such purposes, pursuant to Government Code Section 6508, SIU shall have the authority, in its own name, to do any or all of the following: to make and enter contracts; to employ agents and employees; to acquire, construct, manage, maintain or operate any building, works, or improvement, or to acquire, hold or dispose of property; to incur debts, liabilities or obligations within the limitations provided by this agreement, and to perform any other act necessary for the purposes hereof.

2. Term

The initial term of this agreement shall commence on July 1, 2026, and shall continue in full force until June 30, 2029, and shall automatically renew from year to year thereafter unless the term is amended in writing or the agreement is terminated as herein provided. A party may terminate its participation in this agreement by giving written notice of its intention to do so to all other parties at least thirty (30) calendar days prior to the end of any term. This agreement may be terminated at any time by mutual agreement of all parties hereto.

3. Additional Parties

Federal, state and local law enforcement agencies and cities located within Stanislaus County, which are not parties to this agreement, may participate in this agreement by giving written notice of their election to become a SIU participating agency to the SIU governing body at least thirty (30) calendar days prior to January 1 or July 1 of any year. Election to become a

participating member is subject to the approval of the SIU governing body. Once election to become a SIU participating agency is approved by the SIU governing body, the agency shall immediately, upon approval, become a SIU participating agency and be subject to the terms and conditions of the Stanislaus Special Investigations Unit Joint Powers Agreement in effect.

4. Governing Body

The governing body of SIU shall be a committee comprised of the Sheriff of Stanislaus County, the District Attorney of Stanislaus County, the Commander of the Modesto Area California Highway Patrol and the Chief of Police of each participating city. Each member of the governing committee may appoint from his/her office an alternate member, and such alternate member is authorized to exercise the powers and duties of the regular member and to act at a meeting of the governing committee when the primary member is absent. The Sheriff of Stanislaus County shall be the Chairperson of the committee, but in the absence of the Chairperson or his/her alternate, the committee shall elect a temporary Chairperson for that meeting from among the committee members present. Decisions by the committee shall require an affirmative vote of a simple majority, consisting of one half the members plus one, of the parties to this agreement, with the Chairperson being permitted to cast his/her vote in the same manner as any other member.

5. Officers

The officers of SIU shall consist of a clerk from the Stanislaus County Sheriff's Office or any participating agency as approved by the governing body. The Auditor-Controller of Stanislaus County will serve as the fiduciary authority, and the Purchasing Agent of SIU shall be the General Services Agency (GSA) Director of Stanislaus County. The performance of duties under this agreement by officers of the County or participating city, who are covered by bond, shall be an official duty of the County or City so that the bond shall cover such officers when they are performing duties for SIU. The attorney for all civil matters regarding SIU shall be the County Counsel of Stanislaus County. The Sheriff of Stanislaus County shall be the Director of Operations for SIU and shall be responsible for the day-to-day operation of the Unit in accordance with guidelines and policies set forth by the governing committee.

6. Operational Unit

The governing body shall create and maintain a drug enforcement and investigative unit staffed by qualified peace officers to carry out the purpose of this agreement. Each peace officer assigned to the unit shall be an officer regularly employed by one of the parties to this agreement.

The position of Unit Commander of SIU may be a Lieutenant or command level personnel from the Sheriff's Office, at the discretion of the Sheriff of Stanislaus County.

The position of Unit Supervisor of SIU will be a Sergeant from the Sheriff's Office. The Unit Supervisor will rotate in accordance with the Stanislaus Sheriff's Supervisor Association's (SCSSA) rotation policy.

All personnel assigned to the unit shall be determined by the governing board.

7. Funding

Subject to the provisions of this agreement and any applicable law, the Auditor-Controller of Stanislaus County shall receive, have custody of, and disburse agency funds pursuant to the procedures set forth in this agreement.

Funding for SIU is derived from several different sources:

a. In Kind

Personnel costs for any position not covered by grant or other outside funding will be the responsibility of the participating agency. A participating agency may elect to withdraw in kind personnel by giving written notice of its intention to do so at least thirty (30) calendar days prior to January 1st or July 1st of any year.

b. Cash Contribution

An annual cash contribution will be required if a participating agency is not willing or able to provide a sworn full-time in-kind body to SIU. The cash contribution will be billed to each participating agency at the beginning of each fiscal year if a body has not been committed thirty (30) calendar days prior to July 1st. If a participating agency withdraws in kind personnel during the fiscal year, a pro-rated amount will be billed. Cash contribution does not apply to federal or state agencies.

The cash contribution will be used to offset day to day expenditures and for expenditures that are not allowable by the various funding sources available to SIU. The cash contribution amount will be based on population statistics provided by the State of California Department of Finance and will be billed on the following scale:

Jurisdiction Population	Cash Contribution
0 -10,000	$5,000
10,000 - 20,000	$7,500
20,000 - 40,000	$15,000
40,000 - 60,000	$30,000
60,000 - 80,000	$60,000
80,000 - 100,000	$120,000
100,000 +	$180,000

c. Asset Forfeiture

SIU shall utilize the existing NCIC number for purposes of receiving equitable sharing of funds from state and/or federal asset forfeiture programs. The asset forfeiture funds generated by SIU operations shall be used to supplement the budget of SIU for operational activities. The use of asset forfeiture funds in SIU operations shall be in

strict accordance with state and federal statutes and regulations governing the use of such funds.

The Auditor-Controller of Stanislaus County shall establish accounts for receipt and disbursement of funds generated by asset forfeiture, and all funds generated by SIU activity shall pass through the Auditor-Controller of Stanislaus County. The Auditor-Controller of Stanislaus County shall make disbursements in accordance to this agreement and governing body directions and provide monthly accounting thereof. Monies deposited in such accounts shall be held in a manner and fashion in accordance with applicable federal and state laws. Interest earned on all funds, if any, shall be deposited back into the SIU Asset Forfeiture accounts. Approved expenditures of asset forfeiture funds shall specify the account from which the funds are to be taken.

d. HIDTA
The Central Valley High Intensity Drug Trafficking Area (HIDTA) program provides an annual spending authority administered through the Sacramento County Sheriff's Department for reimbursement of HIDTA related expenditures. The Stanislaus County Sheriff's Office is designated as the lead agency.

HIDTA funds are currently used for case related overtime, case related expenses, training, and miscellaneous operating expenses.

e. Cal-MMET
California Multi-Jurisdictional Methamphetamine Enforcement Team (Cal-MMET) is funded by the 2011 Public Safety Realignment through the Enhancing Law Enforcement Activities Subaccount (ELEAS) and is allocated annually to the County of Stanislaus.

Some of the current funding is used to fund positions at SIU and other miscellaneous expenses that are approved by the Sheriff's Office. This funding is NOT guaranteed for use at SIU and will be allocated at the Sheriff's discretion.

f. Other Funding Sources
If other funding sources become available, it will need to be approved by the Governing Board and the County of Stanislaus who will become the fiduciary.

8. Budget

a. For the purposes of this agreement, the term fiscal year shall mean the period from July 1 to and including the following June 30.

b. A preliminary annual budget shall be adopted by the governing board prior to May 1 for the following fiscal year, which shall commence on the first day of July. The Director of Operations of the unit shall deliver a copy of the annual budget to each party within ten (10) business days after the budget is adopted.

c. The governing committee and every other official or employee of SIU shall be limited in the making of expenditures and in incurring liabilities to the amount of appropriations allowed by the budget as adopted pursuant to section 8.b of this agreement. Except as otherwise provided by law, liabilities incurred more than any budget appropriation shall not be a liability of SIU and payments shall not be issued to cover such liabilities. Pursuant to Section 6508.1 of the California Government Code, the debts, liabilities, and obligations of SIU shall be those of SIU and not of the parties of this agreement.

9. Records and Accounts

a. The governing committee of SIU shall have proper books or records and accounts in which a complete and detailed entry shall be made of all of its transactions including all receipts and disbursements. Said books or records and accounts shall be kept in accordance with State law and the rules and regulations of the State Controller and as required by the Auditor-Controller of Stanislaus County. Said books shall be subject to inspection at any reasonable time by the duly authorized representatives of each of the parties of this agreement. An inventory of all assets shall be completed and submitted annually.

b. The governing committee of SIU shall have an annual financial report, including a report of all receipts and disbursements of funds, which shall be available at the office of the Clerk of SIU, and a copy thereof shall be delivered to each party in this agreement. The report shall be filed following the issuance of a fiscal annual audit report.

10. Termination of JPA

Upon termination of the JPA, SIU will pay all liabilities to any non-participants and will dispose of all assets through sale or other transfer method. Any asset which has been identified as contributed by any party in this agreement shall be returned to that party. All other assets will be converted to cash. Once all assets have been converted to cash and after all SIU liabilities have been paid, the balance will be distributed out based on the following percentages:

Participant	Percentage of Funds
Ceres	14.67%
Hughson	2.37%
Newman	3.69%
Oakdale	6.91%
Patterson	7.70%
Riverbank	7.76%
Turlock	21.49%
Waterford	2.73%
County (Unincorporated)	32.66%

Federal and State agencies are not included in the distribution of assets mentioned above.

11. Claims

All claims against SIU, including but not limited to, claims by public entities or public officers and employees for fees, salaries, wages, mileage, in-kind contributions or other expenses, shall be within the time and in the manner specified in Chapter 2 (commencing with Section 910) of Part 3, Division 3.6 of Title 1 of the Government Code or in accordance with claims procedures approved by the County of Stanislaus, and established by the governing committee of SIU pursuant to Chapter 5 (commencing with section 930) or Chapter 6 (commencing with Section 935) of said Part 3 of the Government Code.

12. General Liability

None of the parties to this agreement waive any of the privileges and immunities set forth in California Government Code Section 6513. The County of Stanislaus, City of Ceres, City of Oakdale, City of Hughson, City of Patterson, City of Waterford, City of Newman, City of Riverbank, City of Turlock, and the California Highway Patrol agree to the following:

The processing of all claims against SIU for payment to third parties shall be performed in accordance with California law and the existing policies and procedures enacted by the County of Stanislaus.

The County of Stanislaus, by and through the Office of County Counsel, shall have sole and exclusive authority, discretion, and responsibility, in all personal injury and property damage claims and lawsuits to investigate, direct, negotiate, compromise, settle, and otherwise administer all aspects of any claims and lawsuits.

The County of Stanislaus, by and through the Office of County Counsel, shall have sole and exclusive authority, discretion, and responsibility, in accordance with California law, for all costs and expenses for the administration, defense, and indemnity for any claims and lawsuits.

The County of Stanislaus and all participating member agencies shall proportionally share the costs and expense of the administration, defense, and indemnity for all said claims and lawsuits. Federal and State agencies are not included in the proportional share of costs noted above.

Workers' Compensation insurance shall not be provided by SIU for member agency employees but shall be maintained by the employing jurisdiction.

13. Investigation and Defense of General Liability

The County of Stanislaus, by and through the Office of County Counsel and all participating agencies shall provide cooperation in the investigation and defense of SIU civil liability cases. The County of Stanislaus, by and through the Office of County Counsel, shall be responsible for the administration of all claims and lawsuits where the date of the alleged liability accrues on or after July 1, 2018 and arise out of the activities of SIU and its agents or employees.

In the event the County of Stanislaus, by and through the Office of County Counsel determines a matter cannot or should not be investigated, defended, or otherwise administered by the Office

of County Counsel, and it is decided that an independent investigator or attorney may be necessary, the County of Stanislaus and all participating member agencies shall proportionally share the costs and expense of any outside investigator or attorney.

The Joint Powers Agreement between the parties, which became effective July 1, 2021, is rescinded and this Agreement supersedes any previous documents entered into by SIU and participating agencies.

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

COUNTY OF STANISLAUS

By:_____
Chief Executive Officer

ATTEST:_____
Clerk of the Board

APPROVED AS TO CONTENT:

By:_____
Sheriff Jeff Dirkse (Apr 15, 2026 17:45:37 PDT)
Sheriff

APPROVED AS TO CONTENT:

By:_____
District Attorney

APPROVED AS TO FORM:

By:_____
County Counsel

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CALIFORNIA HIGHWAY PATROL

By:_____
Commander

By:_____
Division Chief

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF CERES

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF HUGHSON

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF NEWMAN

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF OAKDALE

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF PATTERSON

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF RIVERBANK

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF TURLOCK

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

The parties hereto, pursuant to resolution of their respective governing bodies, have caused this SIU Joint Powers Agreement to be executed this _____ day of _____, 2026.

CITY OF WATERFORD

By:_____
City Manager

ATTEST:_____
City Clerk

APPROVED AS TO CONTENT:

By:_____
Chief of Police

APPROVED AS TO FORM:

By:_____
City Attorney

SIU JPA Agreement 2026-2029

Final Audit Report 2026-04-16

Created:	2026-04-15
By:	Brooke Freeman (bfreeman@stansheriff.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAFERvbla9nlw7XJ4iABLKv6THLaQ3-cdm

"SIU JPA Agreement 2026-2029" History

Document created by Brooke Freeman (bfreeman@stansheriff.com)
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Agreement completed.
2026-04-16 - 0:45:37 AM GMT

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 8.4.

SECTION : CONSENT CALENDAR

Meeting Date:	6/9/2026
Subject:	**Resolution** to Award Bid for the Micro Slurry 2026 Project to VSS International, Inc. and Authorize Execution of Future Change Orders
From:	Marisela H. Garcia, City Manager
Submitted by:	Laura Graybill, Senior Project Coordinator

RECOMMENDATION

It is recommended that the City Council approve the two (2) following actions:

1. Adopt a Resolution to Award bid to the lowest responsible bidder, VSS International, Inc.; and
2. Authorize the City Manager to execute Change Orders within total project budget.

SUMMARY

Through an analysis of the City's Pavement Management Plan, the City has identified 68 road segments (±1,780,000 sq. ft.) to Type II Micro-Surfacing using funds the City has received through both Senate Bill (SB) 1, the Road Repair and Accountability Act of 2017 and Measure L – Local Streets & Roads Funds.

A Type II Micros-Surfacing is similar to slurry seal. It consists of the application of a mixture of water, asphalt emulsion, aggregate (very small crushed rock), and chemical additives to an existing asphalt concrete pavement surface. Polymer is commonly added to the asphalt emulsion to provide better mixture properties. The major difference between slurry seal and micro surfacing is in how they "break" or harden. Slurry relies on evaporation of the water in the asphalt emulsion. The asphalt emulsion used in micro-surfacing contains chemical additives which allow it to break without relying on the sun or heat for evaporation to occur. Thus, micro-surfacing is an application that hardens quicker than slurry seals. Streets that have a lot of shade and streets that have a lot of traffic are good candidates for micro-surfacing.

The bid opening was held on Thursday, May 28, 2026 to consider the bids for the Micro Slurry 2026 Project. The following bids were received:

- VSS International, Inc. $689,211.00
- American Pavement Systems Inc. $762,700.00
- Pavement Coatings Co. $818,000.00

Work on the project includes, but is not limited to, furnishing all labor, materials, equipment, transportation, and incidentals necessary for the installation of a Type II Micro-Surfacing, striping removal, installation of new striping, traffic control, street sweeping, and all other work included on the plans for the above mentioned project.

Staff budgeted for construction a total of $1,150,000.00. This was divided between SB 1 Road Maintenance and Rehabilitation Funds, $650,000.00 and Measure L – Local Streets & Roads, $500,000.00. The low bid came in under budget.

Bids have been reviewed and VSS International, Inc. has been identified as the lowest responsible bidder for the project.

It is requested that the City Council provide the City Manager authorization to execute Change Orders if they are within total budget.

STRATEGIC PLAN

This item is directly related to the City Council Strategic Plan Goal to support Infrastructure and addresses the objective “Evaluate aging infrastructure to rehabilitate”.

BACKGROUND

FINANCIAL IMPACT

Funding has been programmed for this project with SB 1 Road Maintenance and Rehabilitation Funds, $650,000.00 and Measure L – Local Streets & Roads Funds, $500,000.00.

ATTACHMENTS

1. Resolution - Micro Slurry 2026 Project
2. Site Map - Micro Slurry 2026 Project

CITY OF RIVERBANK

RESOLUTION NO. 2026-___

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO AWARD A CONTRACT FOR THE MICRO SLURRY 2026 PROJECT WITH VSS INTERNATIONAL, INC., IN THE AMOUNT OF $689,211.00, AND AUTHORIZE THE CITY MANAGER TO EXECUTE SAID CONTRACT AND APPROVE THE CHANGE ORDERS UP TO THE PROJECT CONTINGENCY FUND OF $460,789.00

WHEREAS, the Micro Slurry 2026 Project includes the installation of a Type II Micro-Surfacing, striping removal, installation of new striping, traffic control, street sweeping, and all other work included on the plans at various streets in the City of Riverbank; and

WHEREAS, the City published a Notice to Bidders inviting interested bidders to submit their sealed bids for the Project; and

WHEREAS, on May 28, 2026, the City of Riverbank received three (3) bids and publicly opened and read the bids; and

WHEREAS, the apparent responsive and responsible low bidder is VSS International, Inc., in the amount of $689,211.00; and

WHEREAS, staff also recommends that the City Council approve a project contingency of $460,789.00 for the project to fund additional work as needed during renovation and construction; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves a contract with VSS International, Inc., in the amount of $689,211.00; and

AND NOW THEREFORE BE IT FURTHER RESOLVED that the City Council of the City of Riverbank authorizes the City Manager to execute the said contract and approve change orders up to the project contingency funds of $460,789.00.

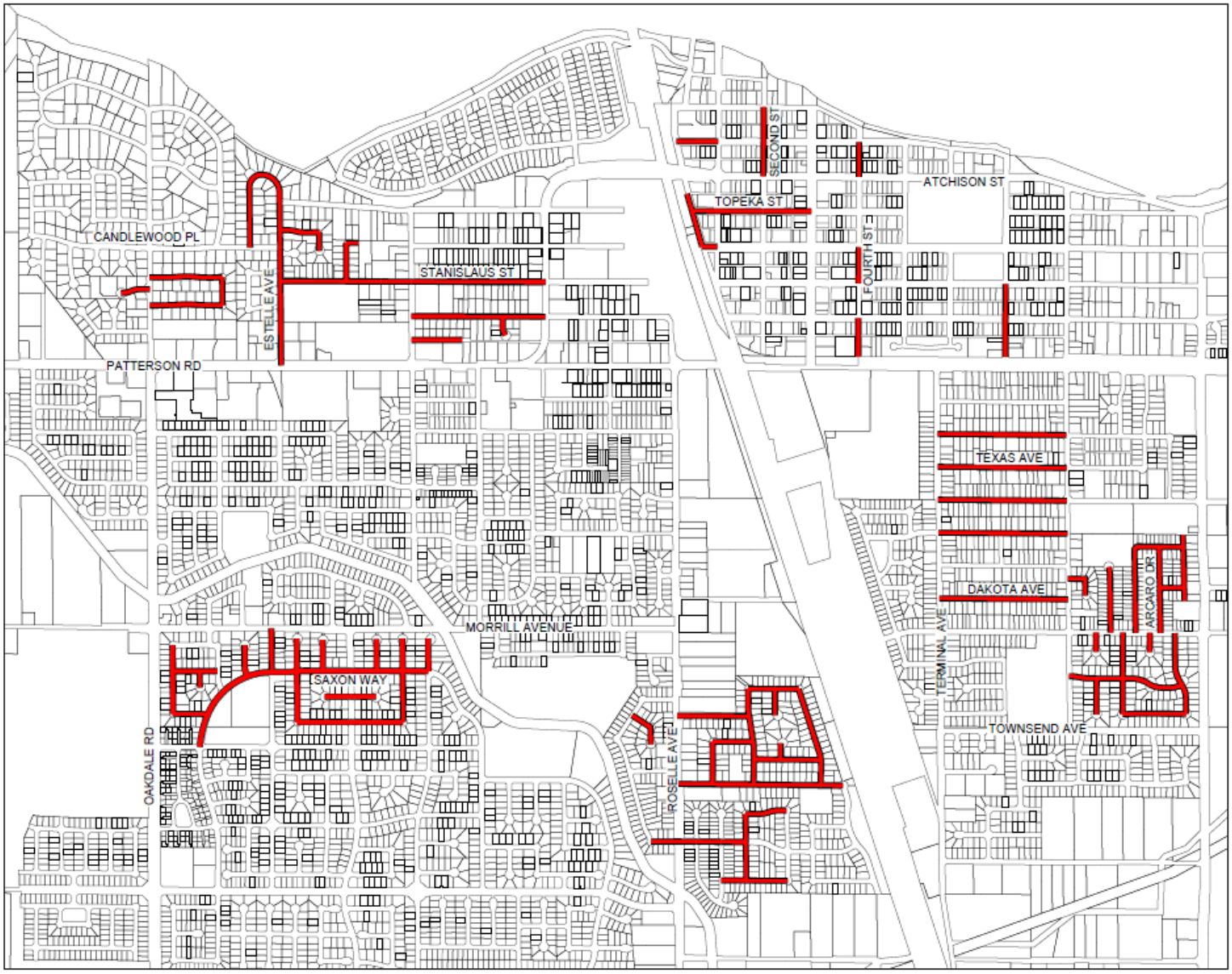
PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
Gabriela Hernandez **City Clerk**	**Rachel Hernandez** **Mayor**

Attachment: Contract

SITE MAP
MICRO SLURRY 2026 PROJECT



MICRO SURFACE
(±1,780,000 SF)

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 8.5.

SECTION : CONSENT CALENDAR

Meeting Date:	6/9/2026
Subject:	**Resolution** Calling and Giving Notice for the Holding of a General Municipal Election to be held on Tuesday, November 3, 2026, the By-District Elections of Councilmember District 1 and Councilmember District 3, and a Ballot Measure Placed by Citizen Initiative Petition, as Required by the Provisions of the Laws of the State of California Relating to General Law Cities; to Request the Stanislaus County Board of Supervisors to Permit the County Elections Official to Render Election Services to the City of Riverbank; and to Request the Consolidation of said Election with the Statewide General Election held on the same date
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended that City Council adopt the resolution to call, give notice, conduct, and consolidate the City's 2026 General Municipal Election with the Statewide General Election.

SUMMARY

Vote-by-Mail November 3,2026, Statewide General Election

The City of Riverbank consolidates its General Municipal Election with Stanislaus County's conduct of the Statewide General Election and therefore it is important that the City Council and the public be aware of that Vote by Mail process.

On February 2, 2022, California Secretary of State Shirley N. Weber, Ph.D. announced that 11 new California counties, which includes Stanislaus County, have adopted the Voter's Choice Act (VCA) election model. California's efforts to provide eligible voters more convenience and flexibility through the VCA election model will provide more opportunities to choose how, when and where voters cast their ballots. In addition to the vote-by-mail options available to all Californians, voters in VCA counties will have up to 10 days of in-person voting and the choice of casting their ballot at one of several voting locations within their county. The VCA model provides more voting opportunities for our residents by giving voters more days and more ways to vote and provides an enormous opportunity to make voting more convenient and accessible for working voters, as well as voters from historically underrepresented communities. More information on the Voter's Choice Act can be found at the Secretary of State's website at www.sos.ca.gov/elections/voters-choice-act.

County elections officials mail vote-by-mail ballots to all active registered voters. Any registered voter may vote using a vote-by-mail ballot instead of going to the polls on Election Day.

- The last day to register to vote for the November 3, 2026, General Election is October 19, 2026.
- All California active registered voters will receive a ballot for the November 3, 2026, General Election.
- County elections officials will begin mailing ballots by October 5, 2026.
- Secure ballot drop-off locations open on October 6, 2026.
- Ballots can be dropped off at a drop-off location, county elections office, or returned by mail.
- The first vote centers open for early in-person voting in all Voter's Choice Act counties on October 24, 2026.
- In person early voting locations throughout California will be open on Saturday, October 31, 2026.
- November 3 is the last day to vote in-person or return a ballot by 8:00 p.m. Polls are open from 7:00 a.m. to 8:00 p.m. Vote-by-mail ballots must be postmarked no later than November 3. If mailing on Elections Day, get a hand-stamped postmark from a postal employee inside a United States Post Office.

STRATEGIC PLAN

The consolidation of municipal elections with statewide election cycles advances the City Council's Strategic Plan by expanding civic participation, increasing voter access, promoting transparent governance, and reducing public expenditures.

BACKGROUND

General Municipal Election on November 3,2026

The City Council passed an Ordinance in 2015 establishing a "by-district" electoral system, approved Map G illustrating the established four (4) district boundaries, and re-established the continued election of the Mayor at-large. This year's General Municipal Elections will be for the election to fill the seats of Councilmember District 1, and Councilmember District 3, each to serve a four-year term. In accordance with the California Elections Code, the City Council must adopt a resolution to call and give notice for the holding of the November 3, 2026 General Municipal Election, to request the rendering of election services from the County Elections Official, to consolidate the election with the Statewide General Election, and to have the City's Elections official conduct all other related procedures in accordance with the law.

Nomination Period for District 1 and District 3 Candidacy

The nomination period during which candidates may obtain and file nomination papers to run for office opens at 7:30 a.m. on Monday, July 13, 2026, and closes at 5:00 p.m. on Friday, August 7th, 2026 (this is a scheduled closed Friday; however as in years past the City Clerk's office will be open by appointment to accommodate candidates). If by the end of said Friday, an incumbent *does not* file nomination papers by 5:00 p.m. for his/her respective seat an automatic extension of the nomination period will occur extending the deadline for that seat for an additional five calendar days, ending at 5:30 p.m., Wednesday, August 12th, 2026. Incumbents are *not* eligible to file nomination papers during the extension period.

As the election date nears and processes evolve, updated information may be obtained on the City's Election website page at www.riverbank.org or by contacting the City Clerk/Elections Office.

Citywide Initiative Ballot Measure

A ballot measure is an ordinance, question, issue or charter amendment submitted to a vote of the people at an election. Local questions, issues or amendments are referred to as "measures," while those that are voted upon statewide are called "propositions."

On June 3, 2024, the proponent of a citizen initiative submitted a Notice of Intention and written text of an initiative to the City Clerk and requested the City Attorney prepare the ballot title and summary of the initiative to circulate a petition. As required by law (Elections Code § 9203), the City Attorney prepared and provided an official ballot title and summary for the proposed initiative for use by the proponents for publication and circulation of the petition.

The ballot title of the initiative circulated for the petition was "Voter Approval Required to Allow Development of Urban Uses on Agricultural or Open Space Lands Located West of Riverbank City Limits."

The petition was filed with the City Clerk on July 24, 2024, and forwarded to the Stanislaus County Registrar of Voters for a signature verification review. On August 29, 2024, the Registrar's Office delivered the "Certificate of Initiative Petition" to the City. The Elections Code requires that the City Elections Official certify the results of the examination to the City Council at the next regular City Council meeting following receipt of a successful initiative petition (Elections Code §§ 9211, 9114).

The number of signatures found to be sufficient (1,544) was greater than the number of signatures required for a successful initiative petition (1,305) (Elections Code § 9215). Pursuant to Elections Code section 9215, upon receipt of a successful initiative petition, the City Council may adopt the initiative, submit the initiative to the voters pursuant to Elections Code section 1405, or order a report on the proposed initiative.

On September 10, 2024 the City Council in accordance with Elections Code section 1405, voted to submit the initiative to the voters at the City of Riverbank's next regular election occurring on November 3, 2026.

The attached resolution contains the ballot question and further requests that the County conduct the election services on behalf of the City for the initiative ballot measure at the November 3, 2026 election.

The ballot question appearing on the ballot would read and appear as follows:

CITIZEN INITIATIVE MEASURE TO REQUIRE VOTER APPROVAL OF URBAN DEVELOPMENT ON AGRICULTURAL OR OPEN SPACE LANDS LOCATED WEST OF RIVERBANK CITY LIMITS. Shall the measure, to require that a majority of city voters approve at an election any decision of the Riverbank City Council that would authorize or facilitate development of urban uses on agricultural or open space lands located west of the current city limits of the City of Riverbank, be adopted?	Yes No

The full text of the initiative being submitted to the voters, and which will appear in the County Voter Information Guide, is included as **Attachment 2**. As further described in the full text of the initiative, the initiative proposes adding a goal and policy to the City of Riverbank General Plan. The new General Plan policy, if adopted, would require that any decision of the City Council to authorize or facilitate urban development on agricultural and open space lands located west of City limits (for example, a comprehensive development plan, Specific Plan, or rezoning to urban uses) first be subject to voter approval at an election. The proposed policy in the initiative specifically states as follows:

> ***Voter Approval Required***
>
> ***(1) This policy shall apply to all areas west of the boundaries designated and described as the City Limits for the City of Riverbank, including the area(s) north of Patterson Road to the Stanislaus River, as adopted by LAFCO and in effect July 27, 2016, and as shown on Exhibit A.***
>
> ***(2) Any decision by the City to authorize or approve development on all or a portion of the parcels or areas subject to this policy shall require, and be contingent upon, approval by a majority vote of the City voters at a general or special local election. In the event the City approves development of such land, such approval shall not take effect unless and until that decision is approved by an affirmative majority vote of the voters of the City.***

The initiative includes specific exceptions to the voter approval requirement, including (a) if such lands are necessary to meet the City's regional housing needs allocation as certified by the California Department of Housing and Community Development, (b) if the use is ancillary to agricultural or open space uses such as farmworker housing, (c) if a development project has obtained vested rights, or (d) if City wastewater treatment facilities are needed in this area.

Regarding written arguments for the ballot measure under the Elections Code, Councilmembers have the option of filing a written argument for or against the ballot measure for inclusion in the voter information guide. The Council may further form a subcommittee of two Councilmembers to prepare a written argument. Priority for the written arguments in the voter information guide is established by the Elections Code. The Council may provide further direction to City staff for consideration of the written argument options on a future agenda.

FINANCIAL IMPACT

The estimated cost provided by the Stanislaus County Registrar of Voters/Elections Division to render election services from the County and consolidate the City's General Municipal Election with the Statewide General Election is estimated at $50,000 which will be budgeted from the City's General Fund during the adoption of the 2026-27 Annual Budget. The election cost estimate is included as **Attachment 3.**

ATTACHMENTS

1. Resolution- Election Consolidation-11-03-2026
2. Intiative Full Text-06-03-2024_Redacted
3. Cost Estimate- City of Riverbank November 2026 Statewide General Election

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, CALLING AND GIVING NOTICE FOR THE HOLDING OF A GENERAL MUNICIPAL ELECTION TO BE HELD ON TUESDAY, NOVEMBER 3, 2026, FOR THE BY-DISTRICT ELECTIONS OF COUNCILMEMBER DISTRICT 1, AND COUNCILMEMBER DISTRICT 3, AND A BALLOT MEASURE BY CITIZEN INITIATIVE PETITION, AS REQUIRED BY THE PROVISIONS OF THE LAWS OF THE STATE OF CALIFORNIA RELATING TO GENERAL LAW CITIES; TO REQUEST THE STANISLAUS COUNTY BOARD OF SUPERVISORS TO PERMIT THE COUNTY ELECTIONS OFFICIAL TO RENDER ELECTION SERVICES TO THE CITY OF RIVERBANK; AND TO REQUEST THE CONSOLIDATION OF SAID ELECTION WITH THE STATEWIDE GENERAL ELECTION HELD ON THE SAME DATE

WHEREAS, on September 10, 2024, the City Council accepted an initiative petition with the ballot title of "Voter Approval Required to Allow Development of Urban Uses on Agricultural or Open Space Lands Located West of Riverbank City Limits," and submitted the initiative petition to the voters at the next regular election on Tuesday, November 3, 2026; and

WHEREAS, under the provisions of the laws relating to general law cities in the State of California, a General Municipal Election shall be held on Tuesday, November 3, 2026, in the City of Riverbank for the purpose of electing Councilmember District 1, and Councilmember District 3, each to serve a four-year term, as well as consideration of the citizen initiative measure; and

WHEREAS, in the course of the conduct of an election it is necessary that the City request election services to be rendered by the County's Elections Division, as they are the entity equipped to conduct, canvas, and declare the results of an election in the manner provided by law; and

WHEREAS, pursuant to the Election Code of the State of California, Section 10002, the City of Riverbank shall submit a resolution to the County Board of Supervisors requesting to permit the County Elections Official to render election services to the City of Riverbank for the conduct of an election; and

WHEREAS, the City Council of the City of Riverbank desires to call the November 3, 2026 General Municipal Election and, pursuant to Section 10403 of the California Elections Code, shall file a resolution with the County Board of Supervisors and a copy with the County Elections Official requesting that its general municipal elections be consolidated with the statewide general election to be held on the same date, and furthermore, to have the County Elections Official perform specified election services for the City of Riverbank.

NOW, THEREFORE, BE IT RESOLVED THAT THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, DOES HEREBY DECLARE, DETERMINE, AND ORDER AS FOLLOWS:

Section 1. *Councilmember Elections.* That pursuant to the requirements of the laws of the State of California relating to General Law cities, there is called and ordered to be held in the City of Riverbank, California, on Tuesday, November 3, 2026, a General Municipal Elections for the purpose of submitting to the qualified voters a ballot for the by-district election of two (2) Councilmembers for residencies District 1 and District 3; each to serve a full four-year term.

Section 2. *Initiative Ballot Measure.* For the citizen initiative petition with the ballot title of "Voter Approval Required to Allow Development of Urban Uses on Agricultural or Open Space Lands Located West of Riverbank City Limits," pursuant to the requirements of the laws of the State of California relating to General Law cities, there is called and ordered to be held in the City of Riverbank, California, on Tuesday, November 3, 2026, a General Municipal Election for the purpose of submitting to the following question to the qualified voters at such election:

CITIZEN INITIATIVE MEASURE TO REQUIRE VOTER APPROVAL OF URBAN DEVELOPMENT ON AGRICULTURAL OR OPEN SPACE LANDS LOCATED WEST OF RIVERBANK CITY LIMITS. Shall the measure, to require that a majority of city voters approve at an election any decision of the Riverbank City Council that would authorize or facilitate development of urban uses on agricultural or open space lands located west of the current city limits of the City of Riverbank, be adopted?	Yes No

Section 3. *Full Text of Initiative Ballot Measure.* The full text of the initiative ballot measure shall appear in the County Voter Information Guide, and the City Clerk is directed to take all acts necessary to ensure that the full text of the initiative ballot measure is transmitted to the County Elections Official.

Section 4. *Voter Approval Requirement for Initiative Ballot Measure.* The vote requirement for the above initiative ballot measure to pass is 50% plus one (1) of the votes cast.

Section 5. *Consolidation of Election.* That pursuant to the Elections Code of the State of California, Section 10400, et seq. the Board of Supervisors of the County is hereby requested to consent and agree to the consolidation of the City of Riverbank's General Municipal Elections with the Statewide General Elections to be held on Tuesday, November 3, 2026.

Section 6. *Election Services.* That pursuant to the requirements of the Elections Code of the State of California, Sections 10002 and 10418, the City Council, as the governing body of the City of Riverbank, is requesting by resolution, that the Board of Supervisors of Stanislaus County permit the County Elections Official to render specified services to the City relating to the conduct of the said election and to take any and all steps necessary for the holding of a consolidated November 3, 2026, General Election.

Section 7. *Conduct of Election.* That the specified election services are requested by the City Council subject to all applicable procedural requirements, and any other processes incidental to and connected with the conduct of the election, to be performed by the County Elections Official in accordance with the provisions of law regulating a regularly scheduled election in order to properly and lawfully conduct, canvass, and certify the results of the election.

Section 8. *Election Costs.* That pursuant to the Elections Code of the State of California, Section 10002, the City Council recognizes that consolidation of Riverbank's General Municipal Elections with the Statewide General Elections, conducted by the County, provides the City an opportunity to share its costs of conducting its elections with other jurisdictions and therefore shall reimburse the County, upon completion of the work performed and upon presentation of an invoice to the City, for the City's share of costs incurred.

Section 9. *Candidate Statement Deposit.* Pursuant to the State of California Elections Code section 13307, election candidates shall be required to pay a deposit of $1,400 at the time of filing the nomination papers, for the pro rata cost of printing,

handling, translating, mailing, and including the candidate statement in the voter pamphlet. Depending on the actual cost, the City Clerk is directed to bill candidates for any additional expenses incurred in excess of the $1,400 deposit or refund any overage paid to the City. The candidate statement will be limited to no more than 200 words.

Section 10. *Election Notices for City Elections Official.* The City Elections Official is hereby authorized and directed to provide all notices of election and measures required of the City Elections Official as required by law, and further to establish and give notice of the schedule for the filing written arguments and rebuttal arguments for the above ballot measure in accordance with the California Elections Code and deadlines established by the County Elections Official.

Section 11. *Impartial Analysis for Ballot Measure.* The City Attorney is hereby directed to prepare an impartial analysis of the above ballot measure, in accordance with the California Elections Code and deadlines established by the County Elections Official.

Section 12. *Election in Accordance with Law.* That in all particulars not recited in this resolution, the election shall be held and conducted as provided by law for the holding of municipal elections. That notice of the time and place of holding the election is given and the City Clerk is authorized, instructed, and directed to give further or additional notice of the election, in time, form, and manner as required by law.

Section 13. *Tie Vote.* That in the event of a tie vote, if any two or more persons receive an equal and the highest number of votes for an office, as certified by the Election Official, County of Stanislaus Registrar-Recorder/County Clerk, the City Council, in accordance with Election Code section 15651(a), shall set a date and time and place and summon the candidates who have received the tie votes to appear, and will determine the tie by lot.

Section 14. *Resolution of Record.* The City Clerk shall certify to the passage and adoption of this resolution and enter it into the book of original resolutions.

Section 15. *Transmittal to County.* That the City Clerk is hereby directed to file a certified copy of this resolution with the Stanislaus County Board of Supervisors and with the County Elections Official.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of ___:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTESTED:	**APPROVED:**
_____	**_____**
Gabriela Hernandez,CMC	**Rachel Hernandez**
City Clerk / Elections Official	**Mayor**

RECEIVED
CITY CLERK'S OFFICE
JUN 03 2024
TIME: 1:44p.m

June 3, 2024

City of Riverbank
Attn: City Clerk
6707 Third Street
Riverbank, CA 95367

HAND DELIVERED

RE: Text of the Initiative and Notice of Intent to Circulate Petition

City Clerk:

Attached please find a copy of a proposed ballot measure (Text of the Initiative, i.e., the Initiative), a Map of Riverbank's Adopted Sphere of Influence on July 27, 2016, an Exhibit A Map, two Proponent Statements of Acknowledgement and a Notice of Intent to Circulate Petition within the City of Riverbank, CA. Garry Pearson, a citizen of the City of Riverbank and the State of California, hereby requests that a ballot title and summary for this proposed ballot measure be prepared as per the Election Code. The address for Garry Pearson is [redacted] Riverbank, CA 95367. Also as per the Election Code, I request that the City Clerk furnish a copy of the ballot title and summary to me within the required timeframe.

Signed: Garry Pearson

Garry Pearson
[redacted]
Riverbank, CA 95367
[redacted]

Attachments (6):
Text of the Initiative
Map of Riverbank's Adopted Sphere of Influence on July 27, 2016, Map dated August 2019
Exhibit A Map
Two (2) Proponent Statements of Acknowledgement
Notice of Intent to Circulate Petition

Notice of Intent to Circulate Petition

Notice is hereby given by the persons whose names appear hereon of their intention to circulate the petition within the City of Riverbank for the purpose of protecting our best farmlands by establishing an urban limit line. Reasons for the proposed action within the petition are as follows:

1. The farmland west of the City of Riverbank is high quality growing soil supported by abundant high quality irrigation water and farmed by some of the best farmers in the world.
2. Agriculture generates millions of dollars for our local economy, supports hundreds of local businesses and thousands of local jobs, directly and indirectly.
3. There are hundreds of undeveloped acres available for effective, responsible, long term urban development within the city limits and east of the City on lesser soils. The voters of the City, and not the politicians, shall decide whether to sprawl beyond that line and pave over some of the best farmland in the world.

Signed by:

Print Name	Signature	Complete Address
Garry Pearson	Garry Pearson	[redacted] Riverbank
Gisele Pritchard	Gisele Pritchard	[redacted] Riverbank

PROPONENT STATEMENT OF ACKNOWLEDGEMENT

I,

Garry Pearson

acknowledge that it is a misdemeanor under State Law (California Election Code section 18650) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot.

I certify that I will not knowingly or willfully allow the signatures of this initiative to be used for any purpose other than qualification of the measure for the ballot.

Garry Pearson

(Signature of Proponent)

Dated this 3rd day of June, 2024

PROPONENT STATEMENT OF ACKNOWLEDGEMENT

I,

Gisele Pritchard

acknowledge that it is a misdemeanor under State Law (California Election Code section 18650) to knowingly or willfully allow the signatures on an initiative petition to be used for any purpose other than qualification of the proposed measure for the ballot.

I certify that I will not knowingly or willfully allow the signatures of this initiative to be used for any purpose other than qualification of the measure for the ballot.

Gisele Pritchard

(Signature of Proponent)

Dated this 2 day of June, 2024

Text of the Initiative

The people of the City of Riverbank do ordain as follows this General Plan Amendment:

The City of Riverbank General Plan (As in effect January 1, 2024, and as amended through the effective date of this initiative measure) is amended as follows.

A. The following new goal is adopted and shall be inserted into the existing text of the General Plan, Land Use Element.

The decision to authorize development on existing agricultural land and open space represents one of the most significant and far-reaching decisions to be considered by the City. This goal is to provide direct long-term impact upon land-use choices to City voters, so as to protect and reflect the intentions of the voters.

B. The following new policy is adopted and shall be inserted into the existing text of the General Plan.

Any decision to approve a comprehensive development plan, specific plan, or other plan or zoning designation that authorizes or facilitates conversion of agricultural land or open space to urban uses west of the city limits of the City of Riverbank, as in effect and approved by Stanislaus LAFCO, as of January 1, 2024, shall not take effect unless that decision is approved by the voters of the City. This includes the area(s) north of Patterson Road to the Stanislaus River.

This policy is intended to assure full participation in land use decisions by the voters of the City, including but not limited to public debate and a vote of the people, and to assure that the principles set forth in the General Plan relating to agricultural preservation and conservation and the like are fully implemented. The City Council has the authority to enact an ordinance to establish processes and procedures for the voter approval requirement that are consistent with the purpose of the policy to assure full participation by the people in land use decisions.

Agricultural land or open space is defined as parcels or areas in the unincorporated area of Stanislaus County with a General Plan Land Use Designation of Agriculture (Ag) where the County retains land use authority.

Urban uses is defined as land use or zoning designations with an underlying City of Riverbank General Plan designation of the following: Low, Medium and High Density Residential (LDR, MDR, HDR), Reserve/Clustered Rural Residential (RR), Civic, Community Commercial (CC), Industrial/Business Park (I/BP), and Mixed Use (MU).

This voter-approval policy may not be amended or repealed without a vote of the people, other than as set forth in this policy.

<u>Voter Approval Required</u>

(1) This policy shall apply to all areas west of the boundaries designated and described as the City Limits for the City of Riverbank, including the area(s) north of Patterson Road to the Stanislaus River, as adopted by LAFCO and in effect July 27, 2016, and as shown on Exhibit A.

(2) Any decision by the City to authorize or approve development on all or a portion of the parcels or areas subject to this policy shall require, and be contingent upon, approval by a majority vote of the City voters at a general or special local election. In the event the City approves development of such land, such approval shall not take effect unless and until that decision is approved by an affirmative majority vote of the voters of the City.

(3) The requirement for voter approval set forth in this policy shall not apply to any of the following, regardless of its location:

(a) The City Council finds, based on substantial evidence in the record, and the California Department of Housing and Community Development certifies in writing, that all of the following circumstances exist: (i) the approval is necessary and required to meet the City's legal fair-share housing requirement; and (ii) there is no other land in the City available for development that can accommodate the City's legal fair-share housing requirement. The intent of this exemption is to ensure that the City is able to provide sufficient land for housing to accommodate moderate, low and very low income housing, as may be necessary over time under state law. The amount of land approved for development under this paragraph shall be the minimum required to meet the City's legal fair-share housing requirement.

(b) A use that is ancillary to a primary agricultural or open space use (e.g., farm worker housing), provided that this exemption shall be narrowly constructed to apply only to the ancillary use.

(c) A development project that has obtained a vested right, provided that the extent of vesting shall be narrowly construed, and the policy shall continue to apply to any portion of the project that is not vested.

(d) *Approvals related solely to establishing or expanding wastewater treatment facilities.*

Riverbank

Sphere of Influence (SOI) Adopted: July 27, 2016

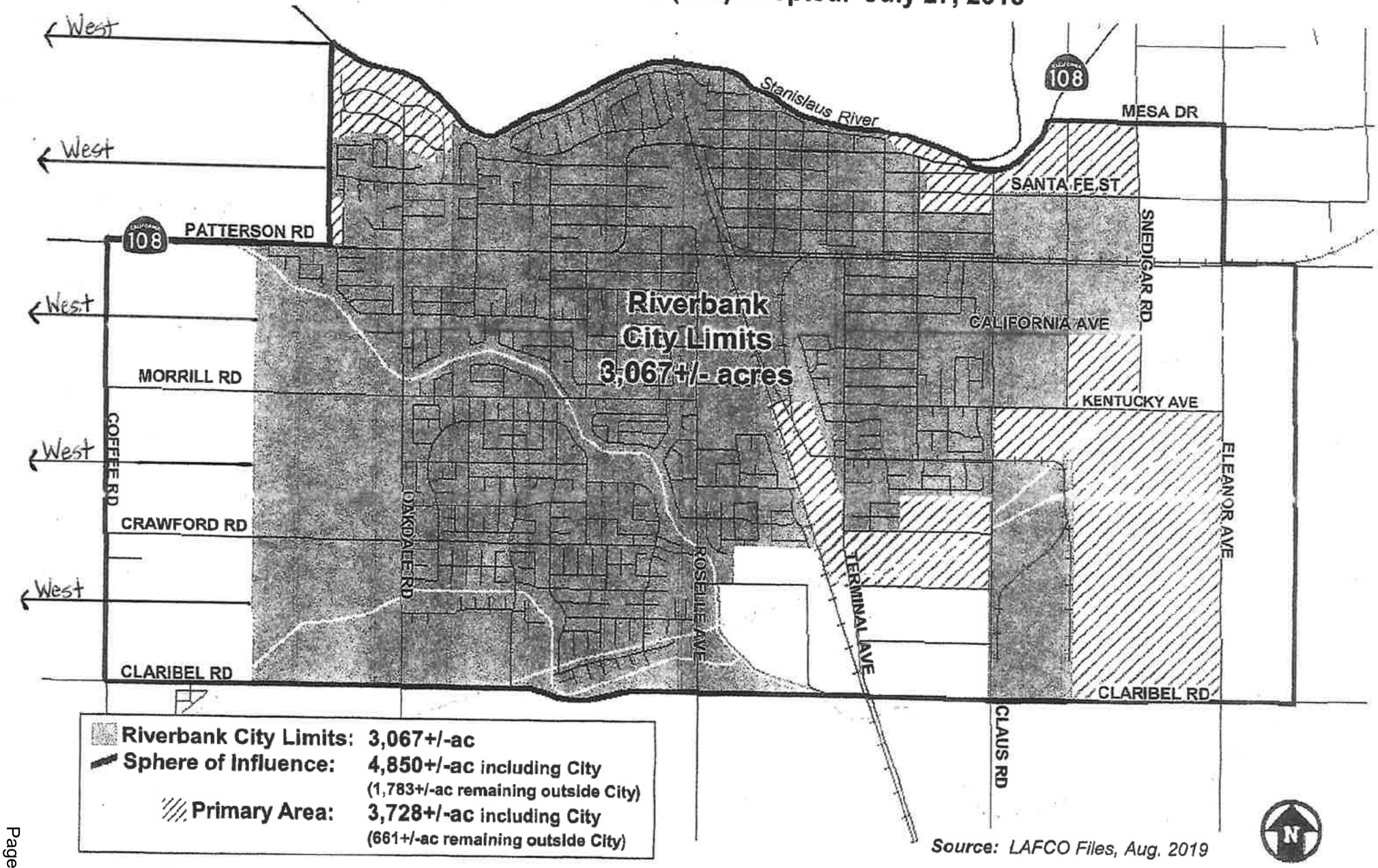
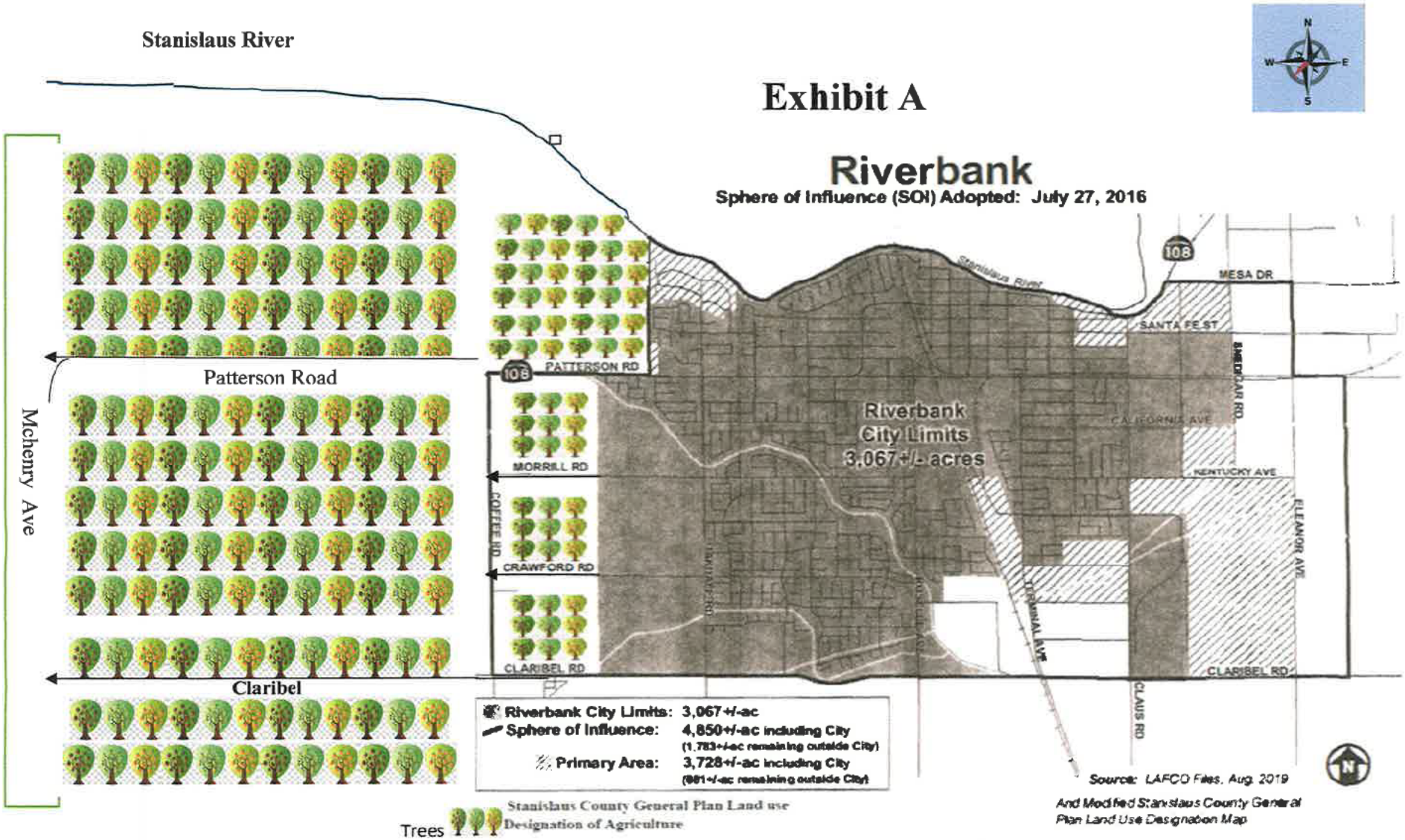


Exhibit A


Stanislaus River
Riverbank
Sphere of Influence (SOI) Adopted: July 27, 2016
Patterson Road
Mchenry Ave
Claribel
PATTERSON RD
MORRILL RD
CRAWFORD RD
CLARIBEL RD
COFFEE RD
MESA DR
SANTA FE ST
CALIFORNIA AVE
KENTUCKY AVE
ELEANOR AVE
CLAUS RD
Riverbank City Limits 3,067+/- acres
Riverbank City Limits: 3,067+/-ac
Sphere of Influence: 4,850+/-ac including City (1,783+/-ac remaining outside City)
Primary Area: 3,728+/-ac including City (661+/-ac remaining outside City)
Trees
Stanislaus County General Plan Land use Designation of Agriculture
Source: LAFCO Files, Aug. 2019
And Modified Stanislaus County General Plan Land Use Designation Map

OFFICE OF COUNTY CLERK-RECORDER

DONNA LINDER
County Clerk-Recorder, Registrar of Voters &
Commissioner of Civil Marriage

ADMINISTRATION:
1021 "I" Street, Suite 101, Modesto, CA 95354
Telephone: 209.525.5211
Facsimile: 209.525.5800

November 3, 2026, Statewide General Election
Cost Estimate
City of Riverbank

Estimates may include costs associated with:

Printing / Mailings
Publications
Drop Boxes / Vote Centers
Personnel
Information Technology Support
Miscellaneous

Ballot Measure

Number of Registered Voters **14,000 – 14,500 (projected estimate)**

Cost to conduct a city-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for a Ballot Measure. $1.32 - $2.24 per voter

District 1 Councilmember

Number of Registered Voters **3,000 – 3,500 (projected estimate)**

Cost to conduct a district-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for District 1 Councilmember. $1.32 - $2.24 per voter

District 3 Councilmember

Number of Registered Voters	**3,000 – 3,500 (projected estimate)**

Cost to conduct a district-wide election in consolidation with the November 3, 2026, Statewide General Election (Costs can increase or decrease based on the number of candidate statements and participation by other cities, districts, etc.)

1. Stanislaus County Registrar of Voter services to conduct a Consolidated election for District 3 Councilmember.	$1.32 - $2.24 per voter

Donna Linder, County Clerk / Recorder / Registrar of Voters
April 15, 2026

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.1.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Riverbank Consolidated Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District is a consolidation of several landscape and lighting districts formed pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). Each of the original districts are identified as benefit zones within the Consolidated District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually pursuant to the 1972 Act.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefit zones. The attached resolutions represent the final steps in the annual levy of assessments on the district for fiscal year 2026/2027. The Engineer's Report represents 6 different Districts: Courtney Estates, South Bend Estates, Elmwood Estates, Chianti, Sterling Ridge and Eastwood Estates. Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Consolidated Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

	FY 25/26	FY 26/27	Change in Assessment
Courtney Estates	$ 35.70	$ 35.70	$10.20
South Bend Estates	$ 95.00	$ 95.00	$ 0.00
Elmwood Estates	$ 42.22	$ 42.22	$ 0.00
Chianti	$198.45	$214.34	$15.89
Sterling Ridge	$141.98	$141.98	$ 0.00
Eastwood Estates	$247.98	$304.36	$ 56.38

ATTACHMENTS

1. CC Resolution 2026_Consolidated_Collect
2. CC Resolution 2026_Consolidated_Report
3. FY2627 Riverbank Consolidated Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Consolidated Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Consolidated Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Consolidated Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CONSOLIDATED LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Consolidated L&L for FY2026-27

City of Riverbank

Consolidated Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

27368 Via Industria
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F 951.587.3510

www.willdan.com

WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Consolidated Landscaping and Lighting District

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

PART I - OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3

PART II - PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. GENERAL DESCRIPTION OF THE IMPROVEMENTS AND SERVICES 6
C. DISTRICT ZONES AND SPECIFIC IMPROVEMENTS 6

PART III - METHOD OF APPORTIONMENT 10

A. GENERAL 10
B. BENEFIT ANALYSIS 10
C. ASSESSMENT METHODOLOGY 12

PART IV - DISTRICT BUDGET FISCAL YEAR 2026/2027 14

PART V - DISTRICT BOUNDARY MAPS ERROR! BOOKMARK NOT DEFINED.

PART VI — 2026/2027 ASSESSMENT ROLL 18

PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Consolidated Landscaping and Lighting District ("District"). The District is a consolidation of several landscape and lighting districts formed pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act"). Each of the original districts is identified as benefit zones ("Zones") within the Consolidated District. The various improvements and the expenses associated with each Zone are identified and budgeted independently and are levied annually pursuant to the 1972 Act.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, all Zones and improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy for each Zone include all expenditures, deficits, surpluses, revenues, and reserves. Each parcel is assessed proportionately for only those improvements provided and for which the parcel receives special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will by resolution: order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1, beginning with Section 22640* of the 1972 Act. The assessment rates and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District and respective Zones. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new

parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rates contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District and the Zones therein have been formed and are annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIII D* (enacted by the passage of Proposition 218 in November 1996).

Pursuant to the *California Constitution Article XIII D Section 5*, certain assessments that were existing on July 1, 1997, the effective date of *Article XIII D,* are exempt from the substantive and procedural requirements of *Article XIII D Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that the improvements and the annual assessment for each of the Zones within the Consolidated District were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIII D Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amounts (the maximum assessments identified in this Report) are exempt from the procedural requirements *Article XIII D Section 4*.

The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Although the current maximum assessment for each Zone within the District is identified as an exempt assessment pursuant to *Article XIII D Section 5(b)*, it is recognized that these assessments may not be sufficient to cover the annual cost of providing the improvements in the future. In such cases, the revenue shortfall maybe funded by other revenue sources or an assessment increase may be proposed. Pursuant to the provisions of the California Constitution Article XIID, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIII D Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and/or street lighting, and related services within the public right-of-ways for specific developments within the City.

The District is comprised of specific developments (residential tracts) that were originally formed as separate 1972 Act districts. The districts were formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with the residential subdivisions and installed as part of the development of properties within those subdivisions. These districts were later consolidated into this single District pursuant to *Chapter 2 Article 2 Section 22605 (d)* of the 1972 Act, with each of the original districts being identified as a Zone. Each of the Zones includes parcels that are associated with specific improvements and services that provide a special benefit to the properties. The total cost of providing the improvements within each Zone are equitably spread among only the benefiting parcels.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

In Fiscal Year 2000/01, Zone 1 (Avery Estates) and Zone 4 (Sierra Vista Estates Unit 2) were detached from the Consolidated District.

- Zone 1 was initially established within the District to provide landscaping and lighting improvements within a planned residential development known as Avery Estates. This development was to include a small eleven-unit residential

subdivision generally located south of Townsend Avenue and east of Terminal Avenue, directly south and adjacent to Reich Lane. This residential subdivision was not developed and the proposed improvements to be installed never materialized. The tentative tract map for this subdivision has expired and therefore the Zone was detached from the District.

- Zone 4 was initially established within the District to provide landscaping and lighting improvements including street lighting, a drainage pond, and fencing within the development known as Sierra Vista Estates Unit 2. This development was to include a small ten-unit residential subdivision generally located south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue, and west of Claus Road. This original residential subdivision was not completed as planned and only the street lighting improvements had been installed. On February 14, 2000, the City formed Landscaping and Lighting District No. 2000-01 (Sierra Vista Estates) that incorporated the original Sierra Vista Estates Unit 2 (Zone 4) as well as other properties. Concurrently with the formation of this new 1972 Act district, Zone 4 was detached from the Consolidated District.

In Fiscal Year 2005/06, three zones were added, Zone 6 (Chianti), Zone 7 (Sterling Ridge) and Zone 8 (Eastwood Estates).

- Zone 6 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as the Chianti Subdivision.

- Zone 7 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Sterling Ridge.

- Zone 8 - The purpose of the District is to ensure the ongoing maintenance, operation and servicing of median landscaping, certain perimeter landscaping, and street lighting improvements installed in connection with development of properties within the District known as Eastwood Estates.

In Fiscal Year 2011/12, 86 parcels in Elmwood Estates Unit 2 were added to Zone 5.

- Elmwood Estates Unit 2 — This residential tract encompasses an area located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000. This development provides funding for the perimeter parkway landscaping and street lighting associated with the development.

B. General Description of the Improvements and Services

Each Zone within the District consists of properties, subdivisions and developments that are clearly associated with the improvements maintained by the District. The parcels assessed for special benefits are all part of a development or subdivision that originally installed the improvements or are directly associated with the improvements by proximity and receive special benefits from those improvements.

The improvements within each Zone vary, but include specific street lighting facilities and/or landscaped areas associated with the properties within each Zone. The Improvements may include but are not limited to:

- Landscape improvements within the parkways, entryways and other public right-of-ways or open space areas including street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing.

- Street lighting improvements within or adjacent to the subdivisions and developments including electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

- Any appurtenant facilities, services or improvements directly associated with any of the foregoing improvements including incidental expenses.

All improvements within the District are maintained and serviced on a regular basis. The frequency and specific maintenance operations required within the District and each Zone are determined by City staff. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual costs of providing the improvements within each Zone are spread among all benefiting parcels in proportion to the benefits received. Only parcels that receive special benefits from the services and improvements are assessed. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements in each Zone including all labor, personnel, equipment, materials and administrative expenses.

C. District Zones and Specific Improvements

The location, boundaries and specific improvements provided within each Zone are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the budget for each Zone.

Zone 2 (Courtney Estates) — This Zone is generally located south of Patterson Road and west of Jackson Avenue at Courtney Court. This Zone includes twelve (12) residential parcels within the residential subdivision known as Courtney Estates, identified on Book 75 Page 43 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 2 include two (2) street lights installed as part of the residential development.

- One (1) street light is located at the west end of Courtney Court (end of the cul-de-sac);

- One (1) street light is located at the entrance to the development on the northwest corner of Courtney Court and Jackson Avenue.

Zone 3 (South Bend Estates Units 1 and 2) — This Zone is generally located south of Patterson Road (State Highway 108) and generally north and east of the M.I.D. Main Canal. This Zone includes seventy-one (71) residential parcels within the subdivision known as South Bend Estates Units 1 and 2; identified on Book 74 Page 22 of the Stanislaus County Assessor's Parcel Maps.

The improvements maintained and serviced within Zone 3 were installed as part of the residential development and include sixteen (16) street lights and approximately 1,310 linear feet of parkway landscaping.

- Five (5) street lights are located on the perimeter of the development on the south side of Patterson Road;

- The remaining eleven (11) street lights are located within the residential subdivision on Hot Springs Lane, Hot Springs Court, Sandy Ridge Drive, Red Rock Lane, Rock Creek Road, Clearwater Way and Rockypoint Way;

- Approximately 1,240 linear feet of parkway landscaping adjacent to the subdivision along the south side of Patterson Road (the entire length of the South Bend Estates Units 1 and 2 subdivisions);

- Approximately 70 linear feet of parkway landscaping at the intersection of Red Rock Lane and Clearwater Way within the subdivision.

Zone 5 (Elmwood Estates Units 1 and 2) — This Zone is located generally east of Roselle Avenue and north of the M.I.D. Main Canal at Rosebrook Drive. This Zone includes one hundred seventy-eight (178) residential parcels within the subdivision known as Elmwood Estates Units 1 and 2, identified on Book 75 Page 49 of the Stanislaus County Assessor's Parcel Maps and Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

The improvements maintained and serviced within Zone 5 were installed as part of the residential development and include ten (10) street lights and approximately 830 linear feet of parkway landscaping associated with the Elmwood Estates Unit 1 development and ten (10) street lights associated with the Elmwood Estates Unit 2 development.

- One (1) street light is located on the perimeter of the development at the northeast corner of Roselle Avenue and Rosebrook Drive;

- The remaining nine (9) street lights are locate within the residential subdivision on Greenoaks Court, Aspen Court, Rosebrook Drive, Greenoaks Drive and Aspen Lane;

- Approximately 830 linear feet of parkway landscaping adjacent to the subdivision along the east side of Roselle Avenue (the entire length of the Elmwood Estates Unit 1 subdivision).

- Ten (10) street lights are located within the residential subdivision Unit 2 on South Rosebrook Drive, Pierce Lane, Walnut Lane and Sutton Road;

Zone 6 (Chianti Subdivision Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Number 075-031-035 (2.816 acres) located west of Roselle Avenue and south of Morrill Road. It is proposed to include 13 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 6 consist of 2,205 square feet of landscaping along Roselle Avenue and three (3) 150W street lights on Caviani Court.

Zone 7 (Sterling Ridge Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-015-010, 075-015-017, 075-015-021, and 075-020-006 (46.1 acres) located east of Roselle Avenue, between Talbot Avenue and Pocket Avenue. It is proposed to include 183 Single-Family Residential lots at full development.

- The Improvements serviced and maintained within Zone 7 consist of 111,589 square feet of perimeter landscaping along Litt Road south of Pocket Avenue and extending to the southern border of the development. In addition, thirty-three (33) 150W street lights are located throughout the Tract;

- Installation of tables, trees and other park improvements at Harless Park.

Zone 8 (Eastwood Estates Unit 1) – The Tract encompasses the area of land identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 074-018-052 and 074-018-055 through 074-018-060, located west of Oakdale Road Street between Candlewood Place and Karen Alane Way. The Assessor Parcel Numbers represent 7 Single Family Residential lots.

- The Improvements serviced and maintained within Zone 8 consist of 800 square feet of landscaping along the west side of Oakdale Road south of Raintree Lane and north of Cherry Tree Lane. In addition, there are two (2) 150W street lights on Leo Court.

The table below lists the various Zones within the District and summarizes the number of parcels, the Equivalent Dwelling Units (EDU) and the improvements within each Zone:

Benefit Zones

Zone	Description	Number of Parcels	EDU	Improvements Lights	Landscape
2	Courtney Estates	12	12	2	0 LF
3	South Bend Units 1 & 2	71	71	16	1,310 LF
5	Elmwood Estates Units 1 & 2	178	178	20	830 LF
6	Chianti Subdivision	13	13	3	2,205 SF
7	Sterling Ridge	183	183	33	111,589 SF
8	Eastwood Estates	7	7	2	800 SF

PART III - METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."

The formula used for calculating assessments in each Zone of the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *California Constitution Article XIII D Section 4* (with some exceptions), a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and their associated costs have been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to the *California Constitution Article XIII D Section 5(b),* the maximum assessment amounts identified in this Report were approved by all the property owners at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the existing assessment amount for each Zone is not subject to the procedural requirements of *Article XIII D Section 4* (property owner ballot proceedings). Although the current assessments do not require additional property owner approval, the improvements within each Zone clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIII D Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District and Zones receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments associated with each Zone are for the maintenance of local landscaping and/or street lighting within the Zones. The desirability and security of

properties within each Zone are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping.
- Environmental enhancement through improved erosion resistance, and dust and debris control.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and highways.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal acts and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The Zone improvements to be provided and maintained by the District are a direct result of property development within the Zones and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the Zone properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although the Zone improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the Zone improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District Zones or to the public at large.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit (EDU). Every other land use is converted to EDU's based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit and assessment, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally from the improvements provided in each respective Zone. Therefore, each parcel is assigned 1.0 EDU and the costs associated with each Zone are actually spread equally among all benefiting parcels within that Zone.

The following formulas are used to calculate the annual assessments for each Zone. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy Per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount. This process and formulas are applied separately to each Zone.

For Zone 6 Chianti, Zone 7 Sterling Ridge, and Zone 8 Eastwood Estates, the Maximum Assessment is equal to the Initial Assessment approved by property owners adjusted annually by the percentage increase of the Local Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. Beginning in the second

fiscal year of the District and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established. The CPI used to calculate the Maximum Assessment for FY 2026/27 is 2.48%.

Total Balance to Levy / Total EDU in Zone = Levy per EDU (Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel's Levy Amount

Or more simply stated, since all Zone parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV - DISTRICT BUDGET FISCAL YEAR 2026/2027

	Zone No. 2 Courtney Estates	Zone No. 3 South Bend Estates Units 1 & 2	Zone No. 5 Elmwood Estates Units 1 & 2	Zone No. 6 Chianti Unit 1	Zone No. 7 Sterling Ridge Unit 1	Zone No. 8 Eastwood Estates Unit 1	District Totals
DIRECT COSTS							
Landscape Maintenance	$0	$6,720	$2,760	$2,520	$6,420	$2,520	$20,940
Landscape Utilities	0	0	0	0	0	0	0
Utilities	240	1,300	3,000	400	6,000	240	11,180
Repairs/Abatement	0	0	0	0	7,000	0	7,000
Street Lighting	0	0	0	0	0	0	0
Street Light Utilities	0	0	0	0	0	0	0
Miscellaneous/Materials/Equipment	0	0	0	0	0	0	0
Direct Costs (Subtotal)	**$240**	**$8,020**	**$5,760**	**$2,920**	**$19,420**	**$2,760**	**$39,120**
ADMINISTRATION COSTS							
City Administration & Overhead	$0	$700	$340	$260	$2,500	$0	$3,800
District Administration	75	442	1,107	81	1,138	44	2,887
County Administration Fee	3	15	37	3	38	1	97
Administration Costs (Subtotal)	**$77**	**$1,156**	**$1,484**	**$344**	**$3,677**	**$45**	**$6,783**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$317**	**$9,176**	**$7,244**	**$3,264**	**$23,097**	**$2,805**	**$45,903**
Reserve Collection/ (Transfers)	111	(2,431)	271	(477)	2,886	(675)	(315)
Contribution Replenishment	0	0	0	0	0	0	0
Other Revenues/General Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Fund Collection/(Transfers)	0	0	0	0	0	0	0
Balance to Levy	**$428**	**$6,745**	**$7,516**	**$2,786**	**$25,982**	**$2,130**	**$45,588**
DISTRICT STATISTICS							
Total Parcels	12	71	178	13	188	7	469
Total Parcels Levied	12	71	178	13	183	7	464
Total Equivalent Dwelling Units (EDU)	12.00	71.00	178.00	13.00	183.00	7.00	464.00
Levy Per EDU	**$35.70**	**$95.00**	**$42.22**	**$214.34**	**$141.98**	**$304.35**	
Maximum Levy per EDU	**$42.64**	**$95.00**	**$59.60**	**$214.46**	**$392.37**	**$305.33**	
FUND BALANCE INFORMATION							
Beginning Reserve Fund Balance	($811)	($12,771)	($14,230)	($5,276)	$128,159	($4,034)	$91,038
Reseve Fund Activity	111	(2,431)	271	(477)	2,886	(675)	(315)
Ending Reserve Fund Balance (Projected)	**($700)**	**($15,202)**	**($13,959)**	**($5,753)**	**$131,045**	**($4,708)**	**$90,723**
Beginning Capital Improvement Project Fund	$0	$0	$0	$0	$0	$0	$0
Capital Improvement Project Fund Activity	0	0	0	0	0	0	0
Ending Capital Improvement Project Fund	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**	**$0**

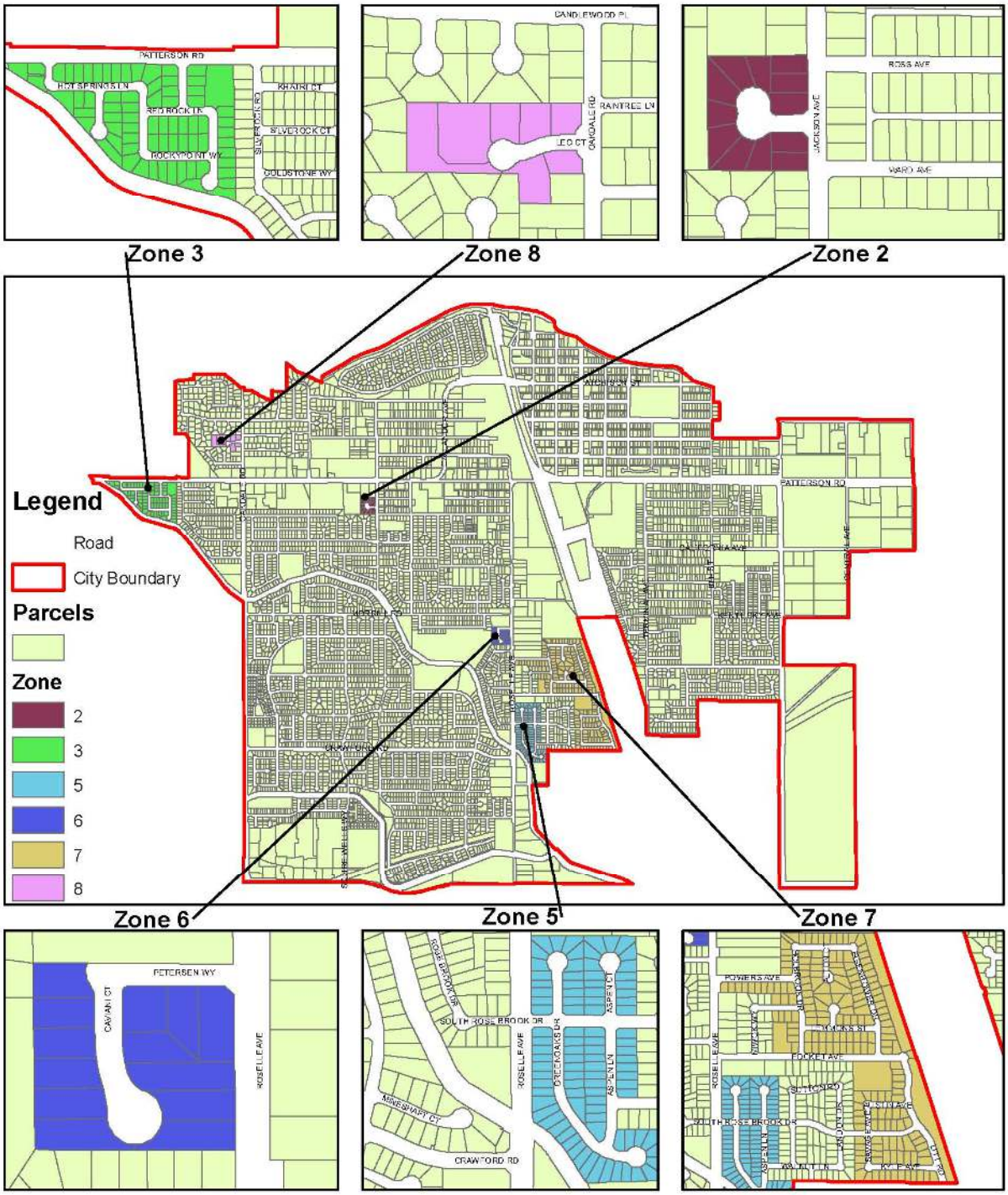
PART V - DISTRICT BOUNDARY MAPS

The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

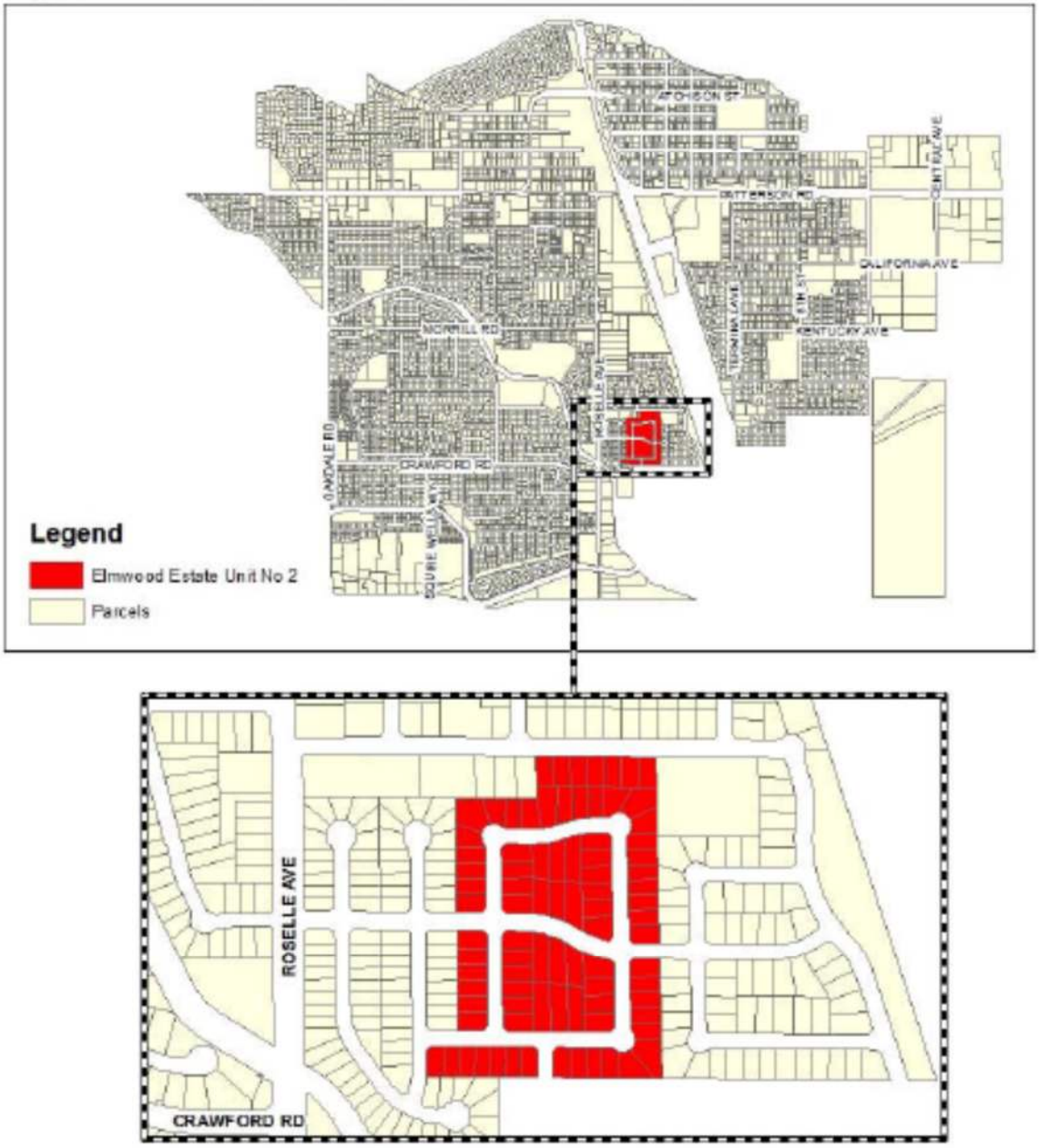
The boundaries for each Zone within the District are identified by the specific development and subdivisions associated with each Zone and defined by the subdivision boundaries shown on the Stanislaus County Assessor's Maps. The parcel identification, lines, and dimensions of each parcel within the District and Zone are those lines and dimensions shown on the Stanislaus County Assessor's Maps of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Maps associated with each subdivision and Zone.

Riverbank Consolidated Landscape and Lighting District



Riverbank
Elmwood Estate Unit No 2



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDUs	Zone	Charge
075-043-056-000	1.00	2	$35.70
075-043-057-000	1.00	2	35.70
075-043-058-000	1.00	2	35.70
075-043-059-000	1.00	2	35.70
075-043-060-000	1.00	2	35.70
075-043-061-000	1.00	2	35.70
075-043-062-000	1.00	2	35.70
075-043-063-000	1.00	2	35.70
075-043-064-000	1.00	2	35.70
075-043-065-000	1.00	2	35.70
075-043-066-000	1.00	2	35.70
075-043-067-000	1.00	2	35.70
Total:	**12.00**		**$428.40**
074-022-001-000	1.00	3	$95.00
074-022-002-000	1.00	3	95.00
074-022-003-000	1.00	3	95.00
074-022-004-000	1.00	3	95.00
074-022-005-000	1.00	3	95.00
074-022-006-000	1.00	3	95.00
074-022-007-000	1.00	3	95.00
074-022-008-000	1.00	3	95.00
074-022-009-000	1.00	3	95.00
074-022-010-000	1.00	3	95.00
074-022-011-000	1.00	3	95.00
074-022-012-000	1.00	3	95.00
074-022-013-000	1.00	3	95.00
074-022-014-000	1.00	3	95.00
074-022-015-000	1.00	3	95.00
074-022-016-000	1.00	3	95.00
074-022-017-000	1.00	3	95.00
074-022-018-000	1.00	3	95.00
074-022-019-000	1.00	3	95.00
074-022-020-000	1.00	3	95.00
074-022-021-000	1.00	3	95.00
074-022-022-000	1.00	3	95.00
074-022-023-000	1.00	3	95.00
074-022-024-000	1.00	3	95.00
074-022-025-000	1.00	3	95.00
074-022-026-000	1.00	3	95.00
074-022-029-000	1.00	3	95.00
074-022-030-000	1.00	3	95.00
074-022-031-000	1.00	3	95.00
074-022-032-000	1.00	3	95.00
074-022-033-000	1.00	3	95.00
074-022-034-000	1.00	3	95.00
074-022-035-000	1.00	3	95.00
074-022-036-000	1.00	3	95.00
074-022-037-000	1.00	3	95.00
074-022-038-000	1.00	3	95.00

APN	EDUs	Zone	Charge
074-022-039-000	1.00	3	95.00
074-022-040-000	1.00	3	95.00
074-022-041-000	1.00	3	95.00
074-022-042-000	1.00	3	95.00
074-022-043-000	1.00	3	95.00
074-022-044-000	1.00	3	95.00
074-022-045-000	1.00	3	95.00
074-022-046-000	1.00	3	95.00
074-022-047-000	1.00	3	95.00
074-022-048-000	1.00	3	95.00
074-022-049-000	1.00	3	95.00
074-022-050-000	1.00	3	95.00
074-022-051-000	1.00	3	95.00
074-022-052-000	1.00	3	95.00
074-022-053-000	1.00	3	95.00
074-022-054-000	1.00	3	95.00
074-022-055-000	1.00	3	95.00
074-022-056-000	1.00	3	95.00
074-022-057-000	1.00	3	95.00
074-022-058-000	1.00	3	95.00
074-022-059-000	1.00	3	95.00
074-022-060-000	1.00	3	95.00
074-022-061-000	1.00	3	95.00
074-022-062-000	1.00	3	95.00
074-022-063-000	1.00	3	95.00
074-022-064-000	1.00	3	95.00
074-022-065-000	1.00	3	95.00
074-022-066-000	1.00	3	95.00
074-022-067-000	1.00	3	95.00
074-022-068-000	1.00	3	95.00
074-022-069-000	1.00	3	95.00
074-022-070-000	1.00	3	95.00
074-022-075-000	1.00	3	95.00
074-022-076-000	1.00	3	95.00
074-022-077-000	1.00	3	95.00
Total:	**71.00**		**$6,745.00**
075-049-001-000	1.00	5	$42.22
075-049-002-000	1.00	5	42.22
075-049-003-000	1.00	5	42.22
075-049-004-000	1.00	5	42.22
075-049-005-000	1.00	5	42.22
075-049-006-000	1.00	5	42.22
075-049-007-000	1.00	5	42.22
075-049-008-000	1.00	5	42.22
075-049-009-000	1.00	5	42.22
075-049-010-000	1.00	5	42.22
075-049-011-000	1.00	5	42.22
075-049-012-000	1.00	5	42.22
075-049-013-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-049-014-000	1.00	5	42.22
075-049-015-000	1.00	5	42.22
075-049-016-000	1.00	5	42.22
075-049-017-000	1.00	5	42.22
075-049-018-000	1.00	5	42.22
075-049-019-000	1.00	5	42.22
075-049-020-000	1.00	5	42.22
075-049-021-000	1.00	5	42.22
075-049-022-000	1.00	5	42.22
075-049-023-000	1.00	5	42.22
075-049-024-000	1.00	5	42.22
075-049-025-000	1.00	5	42.22
075-049-026-000	1.00	5	42.22
075-049-027-000	1.00	5	42.22
075-049-028-000	1.00	5	42.22
075-049-029-000	1.00	5	42.22
075-049-030-000	1.00	5	42.22
075-049-031-000	1.00	5	42.22
075-049-032-000	1.00	5	42.22
075-049-033-000	1.00	5	42.22
075-049-034-000	1.00	5	42.22
075-049-035-000	1.00	5	42.22
075-049-036-000	1.00	5	42.22
075-049-037-000	1.00	5	42.22
075-049-038-000	1.00	5	42.22
075-049-039-000	1.00	5	42.22
075-049-040-000	1.00	5	42.22
075-049-041-000	1.00	5	42.22
075-049-042-000	1.00	5	42.22
075-049-043-000	1.00	5	42.22
075-049-044-000	1.00	5	42.22
075-049-045-000	1.00	5	42.22
075-049-046-000	1.00	5	42.22
075-049-047-000	1.00	5	42.22
075-049-048-000	1.00	5	42.22
075-049-049-000	1.00	5	42.22
075-049-050-000	1.00	5	42.22
075-049-051-000	1.00	5	42.22
075-049-052-000	1.00	5	42.22
075-049-053-000	1.00	5	42.22
075-049-054-000	1.00	5	42.22
075-049-055-000	1.00	5	42.22
075-049-056-000	1.00	5	42.22
075-049-057-000	1.00	5	42.22
075-049-058-000	1.00	5	42.22
075-049-059-000	1.00	5	42.22
075-049-060-000	1.00	5	42.22
075-049-061-000	1.00	5	42.22
075-049-062-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-049-063-000	1.00	5	42.22
075-049-064-000	1.00	5	42.22
075-049-065-000	1.00	5	42.22
075-049-066-000	1.00	5	42.22
075-049-067-000	1.00	5	42.22
075-049-068-000	1.00	5	42.22
075-049-069-000	1.00	5	42.22
075-049-070-000	1.00	5	42.22
075-049-071-000	1.00	5	42.22
075-049-072-000	1.00	5	42.22
075-049-073-000	1.00	5	42.22
075-049-074-000	1.00	5	42.22
075-049-075-000	1.00	5	42.22
075-049-076-000	1.00	5	42.22
075-049-077-000	1.00	5	42.22
075-049-078-000	1.00	5	42.22
075-049-079-000	1.00	5	42.22
075-049-080-000	1.00	5	42.22
075-049-081-000	1.00	5	42.22
075-049-082-000	1.00	5	42.22
075-049-083-000	1.00	5	42.22
075-049-084-000	1.00	5	42.22
075-049-085-000	1.00	5	42.22
075-049-086-000	1.00	5	42.22
075-049-087-000	1.00	5	42.22
075-049-088-000	1.00	5	42.22
075-049-089-000	1.00	5	42.22
075-049-090-000	1.00	5	42.22
075-049-091-000	1.00	5	42.22
075-049-092-000	1.00	5	42.22
075-095-001-000	1.00	5	42.22
075-095-002-000	1.00	5	42.22
075-095-003-000	1.00	5	42.22
075-095-004-000	1.00	5	42.22
075-095-005-000	1.00	5	42.22
075-095-006-000	1.00	5	42.22
075-095-007-000	1.00	5	42.22
075-095-008-000	1.00	5	42.22
075-095-009-000	1.00	5	42.22
075-095-010-000	1.00	5	42.22
075-095-011-000	1.00	5	42.22
075-095-012-000	1.00	5	42.22
075-095-013-000	1.00	5	42.22
075-095-014-000	1.00	5	42.22
075-095-015-000	1.00	5	42.22
075-095-016-000	1.00	5	42.22
075-095-017-000	1.00	5	42.22
075-095-018-000	1.00	5	42.22
075-095-019-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-095-020-000	1.00	5	42.22
075-095-021-000	1.00	5	42.22
075-095-022-000	1.00	5	42.22
075-095-023-000	1.00	5	42.22
075-095-024-000	1.00	5	42.22
075-095-025-000	1.00	5	42.22
075-095-026-000	1.00	5	42.22
075-095-027-000	1.00	5	42.22
075-095-028-000	1.00	5	42.22
075-095-029-000	1.00	5	42.22
075-095-030-000	1.00	5	42.22
075-095-031-000	1.00	5	42.22
075-095-032-000	1.00	5	42.22
075-095-033-000	1.00	5	42.22
075-095-034-000	1.00	5	42.22
075-095-035-000	1.00	5	42.22
075-095-036-000	1.00	5	42.22
075-095-037-000	1.00	5	42.22
075-095-038-000	1.00	5	42.22
075-095-039-000	1.00	5	42.22
075-095-040-000	1.00	5	42.22
075-095-041-000	1.00	5	42.22
075-095-042-000	1.00	5	42.22
075-095-043-000	1.00	5	42.22
075-095-044-000	1.00	5	42.22
075-095-045-000	1.00	5	42.22
075-095-046-000	1.00	5	42.22
075-095-047-000	1.00	5	42.22
075-095-048-000	1.00	5	42.22
075-095-049-000	1.00	5	42.22
075-095-050-000	1.00	5	42.22
075-095-051-000	1.00	5	42.22
075-095-052-000	1.00	5	42.22
075-095-053-000	1.00	5	42.22
075-095-054-000	1.00	5	42.22
075-095-055-000	1.00	5	42.22
075-095-056-000	1.00	5	42.22
075-095-057-000	1.00	5	42.22
075-095-058-000	1.00	5	42.22
075-095-059-000	1.00	5	42.22
075-095-060-000	1.00	5	42.22
075-095-061-000	1.00	5	42.22
075-095-062-000	1.00	5	42.22
075-095-063-000	1.00	5	42.22
075-095-064-000	1.00	5	42.22
075-095-065-000	1.00	5	42.22
075-095-066-000	1.00	5	42.22
075-095-067-000	1.00	5	42.22
075-095-068-000	1.00	5	42.22

APN	EDUs	Zone	Charge
075-095-069-000	1.00	5	42.22
075-095-070-000	1.00	5	42.22
075-095-071-000	1.00	5	42.22
075-095-072-000	1.00	5	42.22
075-095-073-000	1.00	5	42.22
075-095-074-000	1.00	5	42.22
075-095-075-000	1.00	5	42.22
075-095-076-000	1.00	5	42.22
075-095-077-000	1.00	5	42.22
075-095-078-000	1.00	5	42.22
075-095-079-000	1.00	5	42.22
075-095-080-000	1.00	5	42.22
075-095-081-000	1.00	5	42.22
075-095-082-000	1.00	5	42.22
075-095-083-000	1.00	5	42.22
075-095-084-000	1.00	5	42.22
075-095-085-000	1.00	5	42.22
075-095-086-000	1.00	5	42.22
Total:	**178.00**		**$7,515.16**
075-031-036-000	1.00	6	$214.34
075-031-037-000	1.00	6	214.34
075-031-038-000	1.00	6	214.34
075-031-039-000	1.00	6	214.34
075-031-040-000	1.00	6	214.34
075-031-041-000	1.00	6	214.34
075-031-042-000	1.00	6	214.34
075-031-043-000	1.00	6	214.34
075-031-044-000	1.00	6	214.34
075-031-045-000	1.00	6	214.34
075-031-046-000	1.00	6	214.34
075-031-047-000	1.00	6	214.34
075-031-048-000	1.00	6	214.34
Total:	**13.00**		**$2,786.42**
075-088-001-000	1.00	7	$141.98
075-088-002-000	1.00	7	141.98
075-088-003-000	1.00	7	141.98
075-088-004-000	1.00	7	141.98
075-088-005-000	1.00	7	141.98
075-088-006-000	1.00	7	141.98
075-088-007-000	1.00	7	141.98
075-088-008-000	1.00	7	141.98
075-088-009-000	1.00	7	141.98
075-088-010-000	1.00	7	141.98
075-088-011-000	1.00	7	141.98
075-088-012-000	1.00	7	141.98
075-088-013-000	1.00	7	141.98
075-088-014-000	1.00	7	141.98
075-088-015-000	1.00	7	141.98
075-088-016-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-088-017-000	1.00	7	141.98
075-088-018-000	1.00	7	141.98
075-088-019-000	1.00	7	141.98
075-088-020-000	1.00	7	141.98
075-088-021-000	1.00	7	141.98
075-088-022-000	1.00	7	141.98
075-088-023-000	1.00	7	141.98
075-088-024-000	1.00	7	141.98
075-088-025-000	1.00	7	141.98
075-088-026-000	1.00	7	141.98
075-088-027-000	1.00	7	141.98
075-088-028-000	1.00	7	141.98
075-088-029-000	1.00	7	141.98
075-088-030-000	1.00	7	141.98
075-088-031-000	1.00	7	141.98
075-088-032-000	1.00	7	141.98
075-088-033-000	1.00	7	141.98
075-088-034-000	1.00	7	141.98
075-088-035-000	1.00	7	141.98
075-088-036-000	1.00	7	141.98
075-088-037-000	1.00	7	141.98
075-088-038-000	1.00	7	141.98
075-088-039-000	1.00	7	141.98
075-088-040-000	1.00	7	141.98
075-088-041-000	1.00	7	141.98
075-088-042-000	1.00	7	141.98
075-088-043-000	1.00	7	141.98
075-088-044-000	1.00	7	141.98
075-088-045-000	1.00	7	141.98
075-088-046-000	1.00	7	141.98
075-088-047-000	1.00	7	141.98
075-088-048-000	1.00	7	141.98
075-088-049-000	1.00	7	141.98
075-088-050-000	1.00	7	141.98
075-088-051-000	1.00	7	141.98
075-088-052-000	1.00	7	141.98
075-088-053-000	1.00	7	141.98
075-088-054-000	1.00	7	141.98
075-088-055-000	1.00	7	141.98
075-088-056-000	1.00	7	141.98
075-088-057-000	1.00	7	141.98
075-088-058-000	1.00	7	141.98
075-088-059-000	1.00	7	141.98
075-088-060-000	1.00	7	141.98
075-088-061-000	1.00	7	141.98
075-088-062-000	1.00	7	141.98
075-088-063-000	1.00	7	141.98
075-089-001-000	1.00	7	141.98
075-089-002-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-003-000	1.00	7	141.98
075-089-004-000	1.00	7	141.98
075-089-005-000	1.00	7	141.98
075-089-006-000	1.00	7	141.98
075-089-007-000	1.00	7	141.98
075-089-008-000	1.00	7	141.98
075-089-009-000	1.00	7	141.98
075-089-010-000	1.00	7	141.98
075-089-011-000	1.00	7	141.98
075-089-012-000	1.00	7	141.98
075-089-013-000	1.00	7	141.98
075-089-014-000	1.00	7	141.98
075-089-015-000	1.00	7	141.98
075-089-016-000	1.00	7	141.98
075-089-017-000	1.00	7	141.98
075-089-018-000	1.00	7	141.98
075-089-019-000	1.00	7	141.98
075-089-020-000	1.00	7	141.98
075-089-021-000	1.00	7	141.98
075-089-022-000	1.00	7	141.98
075-089-023-000	1.00	7	141.98
075-089-024-000	1.00	7	141.98
075-089-025-000	1.00	7	141.98
075-089-026-000	1.00	7	141.98
075-089-027-000	1.00	7	141.98
075-089-028-000	1.00	7	141.98
075-089-029-000	1.00	7	141.98
075-089-030-000	1.00	7	141.98
075-089-031-000	1.00	7	141.98
075-089-032-000	1.00	7	141.98
075-089-033-000	1.00	7	141.98
075-089-034-000	1.00	7	141.98
075-089-035-000	1.00	7	141.98
075-089-036-000	1.00	7	141.98
075-089-037-000	1.00	7	141.98
075-089-038-000	1.00	7	141.98
075-089-039-000	1.00	7	141.98
075-089-040-000	1.00	7	141.98
075-089-041-000	1.00	7	141.98
075-089-042-000	1.00	7	141.98
075-089-043-000	1.00	7	141.98
075-089-044-000	1.00	7	141.98
075-089-045-000	1.00	7	141.98
075-089-046-000	1.00	7	141.98
075-089-047-000	1.00	7	141.98
075-089-048-000	1.00	7	141.98
075-089-049-000	1.00	7	141.98
075-089-050-000	1.00	7	141.98
075-089-051-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-089-052-000	1.00	7	141.98
075-089-053-000	1.00	7	141.98
075-089-054-000	1.00	7	141.98
075-089-055-000	1.00	7	141.98
075-089-056-000	1.00	7	141.98
075-089-057-000	1.00	7	141.98
075-089-058-000	1.00	7	141.98
075-090-001-000	1.00	7	141.98
075-090-002-000	1.00	7	141.98
075-090-003-000	1.00	7	141.98
075-090-004-000	1.00	7	141.98
075-090-005-000	1.00	7	141.98
075-090-006-000	1.00	7	141.98
075-090-007-000	1.00	7	141.98
075-090-008-000	1.00	7	141.98
075-090-009-000	1.00	7	141.98
075-090-010-000	1.00	7	141.98
075-090-011-000	1.00	7	141.98
075-090-012-000	1.00	7	141.98
075-090-013-000	1.00	7	141.98
075-090-014-000	1.00	7	141.98
075-090-015-000	1.00	7	141.98
075-090-016-000	1.00	7	141.98
075-090-017-000	1.00	7	141.98
075-090-018-000	1.00	7	141.98
075-090-019-000	1.00	7	141.98
075-090-020-000	1.00	7	141.98
075-090-021-000	1.00	7	141.98
075-090-022-000	1.00	7	141.98
075-090-023-000	1.00	7	141.98
075-090-024-000	1.00	7	141.98
075-090-025-000	1.00	7	141.98
075-090-026-000	1.00	7	141.98
075-090-027-000	1.00	7	141.98
075-090-028-000	1.00	7	141.98
075-090-029-000	1.00	7	141.98
075-090-030-000	1.00	7	141.98
075-090-031-000	1.00	7	141.98
075-090-032-000	1.00	7	141.98
075-090-033-000	1.00	7	141.98
075-090-034-000	1.00	7	141.98
075-090-035-000	1.00	7	141.98
075-090-036-000	1.00	7	141.98
075-090-037-000	1.00	7	141.98
075-090-038-000	1.00	7	141.98
075-090-039-000	1.00	7	141.98
075-090-040-000	1.00	7	141.98
075-090-041-000	1.00	7	141.98
075-090-042-000	1.00	7	141.98

APN	EDUs	Zone	Charge
075-090-043-000	1.00	7	141.98
075-090-044-000	1.00	7	141.98
075-090-045-000	1.00	7	141.98
075-090-046-000	1.00	7	141.98
075-090-047-000	1.00	7	141.98
075-090-048-000	1.00	7	141.98
075-090-049-000	1.00	7	141.98
075-090-050-000	1.00	7	141.98
075-090-051-000	1.00	7	141.98
075-090-052-000	1.00	7	141.98
075-090-053-000	1.00	7	141.98
075-090-054-000	1.00	7	141.98
075-090-055-000	1.00	7	141.98
075-090-056-000	1.00	7	141.98
075-090-057-000	1.00	7	141.98
075-090-058-000	1.00	7	141.98
075-090-059-000	1.00	7	141.98
075-090-060-000	1.00	7	141.98
075-090-061-000	1.00	7	141.98
075-090-063-000	1.00	7	141.98
Total:	**183.00**		**$25,982.34**
074-018-052-000	1.00	8	$304.34
074-018-055-000	1.00	8	304.34
074-018-056-000	1.00	8	304.34
074-018-057-000	1.00	8	304.34
074-018-058-000	1.00	8	304.34
074-018-059-000	1.00	8	304.34
074-018-060-000	1.00	8	304.34
Total:	**7.00**		**$2,130.38**

*Totals may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.2.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank Amending and/or Approving the Engineer's Report for the Riverbank Crossroads Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Riverbank Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 2001 and is levied annually pursuant to the 1972 Act and in compliance with the California Constitution, Article XIIID, Section 4 (Enacted by the passage of Proposition 218 in November 1996). The landscape maintenance, capital improvements, and street lighting associated with specific areas that provide a special benefit to the properties within those areas are grouped into Zones 1, 2, and 3. Subsequently, Zone 4 was established in 2003 in connection with several new residential developments within the District. There are currently no assessments for Zone 3.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves, are assessed to each parcel within the District proportionate to the parcel's special benefit zones.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Crossroads Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessments for Crossroads District Benefit and Zone 1, 2 and 4 will increase this year to cover increased maintenance costs and to build up the reserves. The increase will also help cover tree trimming and unforeseen irrigation repairs.

The annual assessments for parcels in the Crossroads Landscape and Lighting District for Fiscal Year 2026/2027 are as follows:

	FY 25/26	FY 26/27	Change in Assessment
District Benefit:	$151.33	$166.46	$ 15.13
Zone 1:	$ 89.72	$ 94.21	$ 4.49
Zone 2:	$108.15	$111.39	$ 3.24
Zone 4:	$ 55.46	$ 61.01	$ 5.55

ATTACHMENTS

1. CC Resolution 2026_Crossroads_Collect
2. CC Resolution 2026_Crossroads_Report
3. FY2627 Riverbank Crossroads Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District") and the Zones therein for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026, regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto; and,

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Crossroads Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez, CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Riverbank Crossroads Landscaping and Lighting District"** (hereafter referred to as the "District"), the Zones therein and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Riverbank Crossroads Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE CROSSROADS LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Crossroads L&L District for FY 2026-27

City of Riverbank

Crossroads Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Crossroads Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services



By: _____

Tyrone Peter
PE # C 81888

TABLE OF CONTENTS

INTRODUCTION 1

A. LEGISLATIVE AUTHORITY 2

PART I — PLANS AND SPECIFICATIONS 4

A. DESCRIPTION OF THE DISTRICT 4
B. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II — METHOD OF APPORTIONMENT 15

A. GENERAL 15
B. BENEFIT ANALYSIS 15
C. ASSESSMENT METHODOLOGY 17
D. ASSESSMENT RANGE FORMULA 20

PART III — DISTRICT BUDGET FISCAL YEAR 2026/2027 22

PART V — DISTRICT DIAGRAMS 24

PART VI — 2026/2027 ASSESSMENT ROLL 26

INTRODUCTION

Pursuant to the provisions of the Landscaping and Lighting Act of 1972, being Part 2 of Division 15 of the California Streets and Highways Code, commencing with Section 22500 (hereafter referred to as the "1972 Act"), and in compliance with the provisions of the *California State Constitution, Article XIII D* (hereafter referred to as the "Constitution" or "Proposition 218"), this Engineer's Report (hereafter referred to as "Report") has been prepared as required pursuant to Chapter 3, Section 22622 of the 1972 Act, in connection with the proceedings required for the annual levy of assessments for the district designated as:

Crossroads Landscaping and Lighting District

(hereafter referred to as "District"). This Report has been prepared and presented to the City Council of the City of Riverbank (hereafter referred to as "City"), County of Stanislaus, State of California, for their consideration and approval of the proposed improvements and services to be provided within the District and the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027. In conjunction with this Report, the City Council proposes to levy and collect the annual assessments described herein on the County tax rolls, to provide ongoing funding for the costs and expenses required to service and maintain the landscaping and lighting improvements associated with and resulting from the development of properties within the District. Each fiscal year, utilizing the historical and estimated costs to maintain the improvements that provide special benefit to properties within the District, the City establishes the District's assessments. The costs of the improvements and the proposed annual assessments budgeted includes the estimated expenditures, deficits, surpluses, revenues, and reserve fund balances determined to be necessary to provide the improvements that are of special benefit to properties within the District. Each parcel is assessed proportionately for only those improvements and expenses for which it has been determined that the parcel receives special benefit.

This Report describes the District and changes to the District including modifications to the improvements or organization (zones of benefit), and the proposed budgets and assessments applicable for Fiscal Year 2026/2027. The maintenance, operation and servicing of the improvements associated with specific areas of the District that provide a special benefit to the properties within those areas are grouped into benefit zones that are identified in this District as Zones. These Zones identify the properties within various regions of the District that incorporate the undeveloped properties, commercial developments or residential subdivisions that benefit from specific improvements that were installed in connection with the development of those properties or directly benefit those properties. While many of the improvements provide special benefits to only the properties within a particular Zone, some improvements are associated with all properties within the District and were installed as part of the overall development of properties within the District and are considered a regional special benefit. The costs of providing the regional improvements are proportionately shared by all assessed properties, while the Zone specific improvements are proportionately shared by only the properties within that

Zone. Each parcel's annual assessment is therefore a combination of their proportional share of the regional improvements and their proportional share of their Zone improvements.

This Report has been prepared in accordance with the provisions of the 1972 Act and describes the District and assessments proposed for Fiscal Year 2026/2027 including

- A general description of the District including any modifications to the District structure, annexation of territory to the District or property development that facilitates any changes to the boundaries of the District or Zones therein;
- A description of the proposed improvements for the fiscal year including any substantial changes or expansion of the improvements or services;
- The method of apportionment used to calculate each parcel's respective special benefit;
- Financial information for the fiscal year including the district budgets that incorporate all anticipated maintenance expenditures, incidental expenses and fund balances including any deficits or surpluses from the previous fiscal year and any authorized reserve funds to establish the proposed annual assessments for each parcel within the District proportionate to each parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District and assessments for that fiscal year. Upon approval of the assessments by the City Council, the assessments for Fiscal Year 2026/2027 shall be submitted to the Stanislaus County Auditor/Controller for inclusion on the property tax roll for each parcel.

A. Legislative Authority

The District was formed in 2001 and is annually levied pursuant to the 1972 Act and in compliance with the *California Constitution, Article XIII D, Section 4*. (Enacted by the passage of Proposition 218 in November 1996). Accordingly, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels and the assessments and assessment range formula described in this Report have been or shall be approved by the property owners through a property owner protest ballot proceeding. The maximum assessments including the assessment range formula for the Regional (District-wide) improvements as well as Zones 1, 2 and 3 were approved by the property owners when the District was formed. Subsequently, Zone 4 was established in March 2003 in connection with several new residential developments

within the District and those property owners approved the assessments associated with the Zone's improvements.

Pursuant to the provisions of the California Constitution, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D, Section 4*, including a property owner protest proceeding (property owner assessment balloting). This Report consists of five (5) parts:

Part I

Plans and Specifications: Provides an overall description of the District and the improvements to be provided within said District and the zones of benefit ("Zones") therein. The District Zones are based on the various improvements and services that provide a special benefit to each property within the District.

Part II

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. The Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

Part III

District Budget: An estimate of the annual costs to maintain and service the improvements installed and constructed as part of the development of properties within the District. The maximum assessments and assessment range formula established for this District was originally based on the development plans and estimated annual cost and expenses associated with the proposed improvements and developments at build-out. The proposed assessments to provide the improvements for Fiscal Year 2026/2027 are based on the estimated net annual cost of operating and maintaining the District improvements for the year.

Part IV

District Diagram: A Diagram showing the boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Part V

Assessment Roll: A listing of the calculated assessments for each parcel as required pursuant to the provisions of the California Constitution. Said assessments represents each parcel's proportional amount of the improvement costs for Fiscal Year 2026/2027 based on the estimated net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The District consists of all lots, parcels and subdivisions of land located in the development area known as the "Crossroads Specific Plan." The Crossroads Specific Plan/District covers approximately five hundred eighty-two (582) acres in the southwest region of the City. The District is generally located:

- South and West of the MID Main Canal centerline;
- East of the centerline of Oakdale Road; and,
- North of the centerline of Claribel Road.

The District currently includes approximately

- Three hundred forty-two (342) acres of low/medium density single-family residential housing currently subdivided or being subdivided, representing two thousand fourteen (2,014) residential units;
- Sixty-five (65) acres of commercial development or planned commercial development in the southwest section of the District;
- Thirty-five (35) acres of undeveloped land identified for Public/Quasi-Public/Commercial development or possible residential development; and
- One hundred forty (140) acres of streets, easements, open space and public lands.

A listing of all parcels within the District is provided in the Assessment Roll contained in Part V of this Report.

All improvements to be acquired, maintained and serviced in the District directly result from the development of properties within the Crossroads Specific Plan. They consist of parkway and median landscaping, street lighting, traffic signals, parks, trails, open space areas and appurtenant facilities. All the improvements to be funded by District assessments are public improvements within the District boundaries or adjacent public areas and right-of-ways constructed and installed as part of the development plans and agreements required and/or necessary to enhance the special benefits to each lot, parcel and subdivision therein. Properties within the District are grouped into zones of benefit

("Zones") based on their proximity and benefit from the various improvements provided by the District. Each Zone incorporates specific improvements that are associated with the properties in that Zone and the annual cost of providing those improvements are proportionately shared by the properties in that Zone. These Zones are discussed in more detail later in this section of the Report.

B. DESCRIPTION OF IMPROVEMENTS AND SERVICES

Improvements Authorized by the 1972 Act

As generally defined by the Landscape and Lighting Act of 1972 and applicable to this District, improvements and the associated assessments may include one or more of the following:

- The installation or planting of landscaping;
- The installation or construction of statuary, fountains, and other ornamental structures and facilities;
- The installation or construction of public lighting facilities including but not limited to street lights and traffic signals;
- The installation of park or recreational improvements including but not limited to all of the following:
    a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage;
    b. Lights, playground equipment, play courts, and public restrooms;
    c. The acquisition of land for park, recreational, or open-space purposes;
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
- The acquisition of any associated existing improvement;
- The maintenance or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;

d. The removal of trimmings, rubbish, debris, and other solid waste;

e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;

f. Electric current or energy, gas, or other illuminating agent for any public lighting facilities or for the lighting or operation of any other improvements;

g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements;

- Incidental expenses associated with the improvements including, but not limited to:

a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

b. The costs of printing, advertising, and the publishing, posting and mailing of notices;

c. Compensation payable to the County for collection of assessments;

d. Compensation of any engineer or attorney employed to render services;

e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

f. Costs associated with any elections held for the approval of a new or increased assessment.

Overall District Improvements

The purpose of the District is to ensure the ongoing maintenance, operation and servicing of public landscaped areas and street lighting improvements within the District boundaries installed in connection with the development of properties within the Crossroads Specific Plan. These improvements may include but are not limited to all materials, equipment, utilities, labor, appurtenant facilities and incidental expenses related to those improvements. The improvements to be maintained and funded entirely or partially through the District assessments generally include the following:

- Parkway, median and traffic circle landscaping on the arterial and collector streets within the District boundaries;
- Parkway and perimeter landscaping associated with individual properties or developments including perimeter fencing, retaining walls, entryways, monuments; or similar improvements associated with the properties or specific developments within the District;
- Natural and passive parks, trails, open space areas, and landscape reserve areas that are maintained and/or abated;

- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, restrooms, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, traffic signals, lighting within all parks and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

The estimated annual cost to provide and maintain the improvements within the District shall be allocated to each property in proportion to the special benefits received. The Method of Apportionment described in this Report utilizes commonly accepted assessment engineering practices and have been established pursuant to the 1972 Act and the provisions of the Constitution.

Regional — District-wide Benefit Improvements

In reviewing the overall improvements within the District as they currently exist and as outlined in the Crossroads Specific Plan, it has been determined that many of the District's improvements including various parks, trails, traffic signals, and arterial landscaping and street lighting provide a direct and special benefit to all properties within the District and are considered "Regional" (District-wide) improvements and the cost of providing these improvements shall proportionately be shared by all assessed parcels within the District in the fiscal year that the improvements are installed or accepted for maintenance by the City. To the extent that any portion of these improvements may be considered general benefit, that portion of the improvement costs is not assessed to the properties within the District. The following improvements have been identified as Regional improvements for the District:

Public Street Lighting: Public street lighting on the District's arterial and collector streets as well as various other public areas are included and funded by the regional assessments established for the District and may include, but is not limited to electrical energy, lighting fixtures, poles, meters, conduits, electrical cable and associated appurtenant facilities associated with:

- All public street lights and appurtenant facilities located on the arterial streets and a portion of the collector streets within the District including but not limited to Oakdale Road, Claribel Road, Roselle Avenue, Morrill Road, Crawford Road, Chancellor Way, Homewood Way, Prospectors Parkway and Squire Wells Way. (A portion of the street lighting costs associated with some of the collector streets listed above are also identified and allocated as Zone specific benefits.);
- Traffic signals, safety lighting at intersections, and other lighting facilities within public areas such as the trails and parks within the District that was necessary for development of properties within the District.

Median Landscaping: Median island landscaping on the arterial and primary collector streets including the traffic circles within the District are included and funded by the

regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, monuments, hardscape amenities, ornamental structures, and irrigation and drainage facilities identified as:

- The three (3) designated traffic circles, two located on Chancellor Way and one on Crawford Road with an estimated 78,890 square feet of landscaped area (1.81 acres) including significant turf and high density landscaping and amenities.
- Center medians on Crawford Road between Oakdale Road and Roselle Avenue, totaling approximately 2,360 linear feet and an estimated 33,040 square feet of landscaped area (0.76 acres);
- Center medians on Oakdale Road between Morrill Avenue and the Business Park Entryway, totaling approximately 2,500 linear feet and an estimated 30,000 square feet of landscaped area (0.69 acres); and;
- Center medians on Roselle Avenue between Crawford Road and Claribel Road, and Roselle Entryway, totaling approximately 1,580 linear feet at an estimated 18,960 square feet of landscaped area (0.44 acres).

Parkway Landscaping Parkway (street right-of-way) landscaping on the primary access streets within the District are included and funded by the regional assessments established for the District and may include, but is not limited to ground cover, shrubs, trees, hardscape amenities, irrigation and drainage facilities, entryway monuments, sidewalks, and block walls, or other fencing within the public right-of-way or landscape easements identified as:

- Landscape reservation areas on the north side of Claribel Road between Oakdale Road and Roselle Avenue that includes or will include:
- Approximately 4,200 linear feet of low density landscaping totaling an estimated 50,400 square feet (1.16 acres);
- An estimated 80 to 100 trees; and
- Approximately 10,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on the east side of Oakdale Road between the MID Main Canal extending south to the Business Park Entryway that includes or will include:
- Approximately 4,210 linear feet of moderate density landscaping, an estimated 22,100 square feet (0.51 acres);
- An estimated 100 to 150 trees; and
- Approximately 23,000 square feet of sidewalk and hardscape amenities.
- Landscaped parkway areas on both the east and west sides of Roselle Avenue from a point 500' north of Claribel Road, north to the MID Main Canal (District Boundary) that includes or will include:

- Approximately 4,230 linear feet of high density landscaping on each side of Roselle Avenue, totaling an estimated 21,000 square feet (0.5 acres);
- An estimated 100 to 200 trees; and
- Approximately 16,000 square feet of sidewalk and hardscape amenities.
- Landscape parkway areas on Morrill Road between the MID Main Canal extending west approximately 244 feet to a point midway between Homewood Court and Huntley Court totaling approximately 2,570 square feet of landscaping (0.059 acres);

Trails and Bike Paths: Within the District (The Crossroads Specific Plan) there is over 33,500 linear feet of trails and bike paths encompassing approximately 300,000 square feet of surface area that are included and funded by the regional assessments established for the District. In most areas these trails and pathways are surrounded by large areas of landscaping as much as seventeen square feet of landscaped area for every linear foot of trail. The trail system may include, but is not limited to turf, ground cover, shrubs, trees, natural vegetation, irrigation and drainage facilities, various trail and bike path surfaces, concrete sidewalks, lighting, fencing, rest areas, ornamental structures, signs, and various hardscape amenities. These trail and pathway areas are generally identified as:

- Claribel Road bike path area located between Oakdale Road and Roselle Avenue that includes:
- Approximately 5,200 linear feet of low density landscaping, an estimated 23,000 square feet of landscaped area;
- An estimated 80 to 150 trees; and
- Approximately 52,000 square feet of bike paths and hardscape amenities.
- The trail area along the MID Lateral # 6 canal that includes:
- Approximately 16,000 linear feet of moderate density landscaping, an estimated 240,000 square feet of landscaped area;
- An estimated 200 to 400 trees;
- Approximately 128,000 square feet of trail and hardscape amenities; and
- An estimated 32,000 linear feet of fencing associated with the trail and landscaped areas.
- The trail area adjacent to the MID Main Canal between Claribel Road and Morrill Road includes:
- Approximately 4,800 linear feet of moderate density landscaping, an estimated 72,000 square feet of landscaped area;
- An estimated 80 to 150 trees;
- Approximately 38,400 square feet of trail and hardscape amenities; and

- An estimated 4,800 linear feet of fencing associated with the trail and landscaped areas.
- The Oakdale Road bike path area located between Morrill Avenue and Claribel Road on the east side of Oakdale Road that includes:
- Approximately 4,900 linear feet of low density landscaping, an estimated 9,800 square feet of landscaped area;
- Approximately 49,000 square feet of bike path and hardscape amenities.

Pedestrian Connection Sites: Within the District there are fifteen (15) pedestrian connection sites that provide pedestrian access from various residential developments to the trail system or the arterial or collector streets within the District. While these pedestrian connection sites are within specific residential subdivisions, these connection sites provide pedestrian access to more than just the parcels within those subdivisions and are therefore included and funded by the regional assessments established for the District. These pedestrian connection sites include:

- Pedestrian Connection on Clock Tower Court east of Oakdale Road, south of Crawford parkway consisting of approximately 1,220 square feet of landscaped improvement area.
- Nine Cul-de-sac pedestrian connection points along the MID Lateral #6 trail at Blazer Court, Feather Court, Mayberry Court, Haystack Court, Horsetail Falls Court, Winding River Court, Gold River Court, Riverbed Court, and Coolwater Court; consisting of approximately 1,440 square feet of landscaped improvement area and 450 square feet of sidewalk area.
- Four Cul-de-sac pedestrian connection points on the south side of Crawford Road at Silvervale Court, Etherington Court, Medallion Court, and Claimstake Court; consisting of approximately 640 square feet of landscaped improvement area and 200 square feet of sidewalk area.
- One Cul-de-sac pedestrian connection point on the south side of Morrill Road at Homewood Court consisting of approximately 160 square feet of landscaped improvement area and 50 square feet of sidewalk area.

Miscellaneous Landscape Area: Within the District there are various landscaped areas that are included and funded by the regional assessments established for the District these landscaped areas include:

- Landscaping surrounding the water tank between the MID Main Canal and Saxon Way that has approximately 1,200 square feet of landscaped area, 350 linear feet of walls and 220 linear feet of fencing.
- Landscaped area associated with the Black Sands Creek Way Drainage Channel located northwest of the MID Lateral # 6 Canal and east of Roselle. This area includes approximately 47,560 square feet of landscaping and approximately 45 trees.

Parks and Open Space Areas: Within the District (The Crossroads Specific Plan) there is approximately thirty acres of park/open space. The park/open space improvements within the District were designed to provide a wide range of recreational opportunities as well as large areas of open space and green belts throughout the District. These areas may include, but are not limited to turf, ground cover, shrubs, trees, natural vegetation, ball fields, various courts, restroom facilities, play equipment, picnic areas, tot lots, lighting, ornamental structures, irrigation and drainage facilities, and various hardscape amenities. There are three primary park locations within the Crossroads Specific Plan.

- A Community Park, named Silva Park, includes over nine acres of parkland in the northwest region of the District located at Novi Drive and Chancellor Way. The park design consists of dense shrub areas, numerous trees, large turf areas and ball fields as well as other recreational facilities totaling an estimated 370,260 square feet of landscape improvements. Although this park is located well within the boundaries of the District, it is considered a Community Park and as such, will likely be utilized by property owners outside the District on a regular basis, however since the park is in the middle of the Crossroads, and utilized mostly by residents of the Crossroads, only a small portion of this park's maintenance and operation costs has been identified as a general benefit and is not assessed to property owners within the District. (It has been determined that up to a third of this park's total maintenance cost is considered general benefit).
- Neighborhood Parks: There are approximately twenty-one acres of land that have been completed as neighborhood parks. The neighborhood parks were specifically planned for the use and benefit of properties within the District. There are two primary neighborhood parks located within the District boundaries to optimize their use by the property owners. One park is located near the MID Main Canal trail system in the northeast region of the District and the other park is located just north of the Hetch Hetchy right-of-way in the southeast region of the District, which is also accessible by the trail system. The two neighborhood parks include approximately 914,760 square feet of landscaping that includes various types of landscape amenities ranging from natural non-irrigated open space area to large turf areas.

Local Benefit Improvements (Zone Specific)

The establishment of benefit zones is often necessary to equitably apportion the cost of the District improvements to those properties that receive special benefits from various improvements. Although several of the improvements installed and maintained within the District provide a direct and special benefit to all properties (Regional Improvements) and are assessed to all benefiting properties within the District, some improvements benefit only certain subdivision, parcels or regions of the District and are typically installed as part of developing properties in those areas.

Improvements such as perimeter landscaping (non-arterial landscaping), perimeter fencing and residential street lighting are typically associated with specific subdivisions or

properties and provide special benefits to only those properties (in some cases adjacent properties as well). These types of improvements are often identified as “Local” or “Tract Specific” improvements. It was determined that the cost of maintaining such improvements should be the financial obligation of the properties benefiting and the law requires that only those properties be assessed. To equitably apportion these improvement costs to only the benefiting properties, parcels within a district have been grouped into local benefit zones (“Zones”). Each of these Zones consists of specific parcels and subdivisions that benefit from similar or specific local improvements. The cost of providing local improvements within each Zone is proportionately spread to only the parcels within that Zone.

When the District was formed, the District included only a few residential subdivisions and much of the District was vacant undeveloped land. At that time, three zones of benefit were established:

- Zone 01 included parcels within the residential developments north of Morrill Road that had limited improvements (street lighting and perimeter fencing).
- Zone 02 incorporated the new residential developments south of Morrill Road, which installed tract specific street lighting and landscaping along the perimeters of these developments.
- Zone 03 incorporated the vacant undeveloped land that made up the rest of the District and because these properties had not yet developed, the Zone provided no local improvements and assessments for properties. Zone 03 consisted of only their proportional share of the costs to provide the Regional Improvements within the District.

In 2003, a significant portion of the undeveloped land was moving forward with development and Zone 04 was established to identify the improvements and properties associated with those residential developments, thus providing an appropriate allocation of the costs associated with the local landscaping and lighting improvements resulting from those developments. The following provides more specifics about the District’s four local Zones:

Zone 01 is located north of Morrill Road, east of Oakdale Road, and south and west of the MID Main Canal. This Zone includes all parcels of land identified on the Tract Maps for the subdivisions known as Oak Crest Estates; Hayes No. 1; Stonebridge No. 2. These subdivisions and parcels include one hundred thirty-eight (138) single-family residential parcels, one (1) multifamily residential parcel, and one (1) quasi/non-residential parcel. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The maintenance, abatement and minor repairs of the block wall (approximately 3,350 linear feet) located along the south side of the MID Main Canal adjacent to the parcels within the Zone. Maintenance and abatement may include the occasional clearing and removal of weeds, debris, rubbish, and other solid wastes within the public right-of- way next to the wall; and the

cleaning, sandblasting, and painting of the wall deemed necessary to remove or cover graffiti.

- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 02 is located south of Morrill Road, east of Oakdale Road, generally north of Novi Drive and west of the MID Main Canal. This Zone includes all the residential parcels and subdivisions known as Hayes No. 2; Stonebridge at Crossroads; and Morrill Ranch. These subdivisions and parcels include three hundred seven (307) single-family residential properties. In addition to Regional improvements, these properties benefit and are assessed for the following:

- The parkway landscaping on the south side of Morrill Avenue from the northwest corner of the Morrill Ranch subdivision (Oakdale Road) east to the northeast corner of the Stonebridge at Crossroads subdivision (approximately 250 feet west of the MID Main Canal). The partially completed landscape improvement area includes:
- Approximately 2,525 linear feet of moderate density shrubs and trees, totaling an estimated 12,625 square feet;
- Approximately 1,825 linear feet of turf and trees, totaling an estimated 9,125 square feet;
- An estimated 110 to 140 trees;
- Approximately 12,700 square feet of sidewalk and hardscape amenities; and
- An estimated 3,500 linear feet of parkway fencing that is adjacent to the subdivisions on Morrill Avenue and Oakdale Road.
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

Zone 03 currently includes all properties within the District boundaries that are not included within Zones 01, 02 or 04. The parcels within this zone are currently only assessed for their proportional share of the Regional Improvements. As properties within this Zone are developed and subdivided, they will likely be incorporated into one of the District's other local Zones or a new local Zone may be established to address their specific improvement and benefits. In either case, these changes will facilitate increased assessments for the affected properties. All such assessment increases will be subject to the substantive and procedural requirements of Article XIII D.

Zone 04 incorporates a significant portion of the residential developments within the District and generally includes all residential subdivisions south and east of Zone 02 and north of the Commercial Center. The parcels and subdivisions of Zone 04 (including the

four new residential subdivisions known as the Heartlands, the Cottages, the Gables and Prospector's Court) represent one thousand six hundred eleven (1,611) single-family residential parcels, two (2) multifamily parcels, and one hundred seventeen (117) nonresidential or vacant parcels. In addition to Regional improvements, these properties benefit and are assessed for the following:

- Parkway landscaping including planting areas and turf along portions of Crawford Road and Roselle Avenue;
- Parkway landscaping (planting area, turf stamped concrete, and entryway, totaling approximately 131,534 square feet (57,110 square feet for planting area, 68,324 square feet for turf and 6,100 square feet for stamped concrete); Entrance medians, plant and turf areas and stamped concrete on a traffic circle located on Crawford Road and turf areas on Chancellor Way roundabouts;
- Split sidewalk landscaping on the north side of Prospector Way and the east side of Saxon Way adjacent to the school/park site and on the north side of Blacksand Creek Way adjacent to Hetch Hetchy;
- Entryway monument into the District at Roselle Avenue and Oakdale Road;
- All streetlights within the residential development and perimeter streets. Maintenance and servicing of the street lighting may include bulb replacement, energy costs and repair or replacement of related equipment or facilities as required.

PART II — METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel. In addition, pursuant to *Article XIII D, Section 4* of the California State Constitution a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits may be assessed.

B. BENEFIT ANALYSIS

Each of the proposed improvements, the associated costs and assessments have been identified and allocated based on special benefit pursuant to the provisions of the Constitution and 1972 Act. All improvements provided by this District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential, consistent with the proposed development plans and applicable portions of the City General Plan. As such, these improvements would be necessary and required of individual property owners and the ongoing operation, servicing and maintenance of these improvements would be the financial obligation of those properties. Therefore, the majority of the District improvements and the annual costs of ensuring the maintenance and operation of the improvements are considered a direct and special benefit to the properties within the District.

The method of apportionment (method of assessment) is based on the premise that each assessed parcel within the District receives benefit from specific improvements. The desirability and security of properties is enhanced by the presence of street lighting, well maintained landscaping, parks and open space areas in close proximity to those properties.

Special Benefits

The special benefits associated with all landscaping, parks, trails and open space improvements are specifically:

- Enhanced desirability of properties through association with the improvements.
- Improved aesthetic appeal of properties providing a positive representation of the area.
- Enhanced adaptation of the urban environment within the natural environment from adequate green space, parks, trails, open space areas and landscaping.
- Environmental enhancement through improved erosion resistance, dust and debris control, and fire prevention.
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties.
- Enhanced quality of life and recreational opportunities through well maintained recreational facilities, equipment, green belts and trails.
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti.
- Enhanced environmental quality of the parcels by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection.
- Increased nighttime safety on roads and streets.
- Improved ability of pedestrians and motorists to see.
- Improved ingress and egress to property.
- Reduced vandalism and other criminal act and damage to improvements or property.
- Improved traffic circulation and reduced nighttime accidents and personal property loss.
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefit

The costs associated with a specific improvement that is considered a benefit to properties outside the District or to the public at large have been identified as general benefit and is not included in the District's annual assessments. In making this

determination it should be noted that parkway; perimeter landscaping and interior landscaping throughout the City is provided and maintained by individual property owners, associations or another assessment district. The City does not typically maintain these types of improvements from General Fund Revenues and like similar improvements within the City, the ongoing maintenance of these improvements are clearly a special benefit to the properties associated with those improvements. However, due to either their location or purpose, it has been determined that portions of the improvement costs associated with the Community Park, traffic signals and medians along Oakdale Road provide not only a special benefit to properties within this District, but also provide a general benefit to the residents and property owners in the City as a whole. The determination of the amount of each improvement cost that is considered general benefit is based on different factors. General benefit costs for the Community Park (shown as General Benefit in the District Budget) have been determined based on an estimated service area as well as the availability of similar improvements in the City. For traffic signals and median landscaping, the allocation of special benefit cost versus general benefit costs is based on both the location of the improvements in relation to other properties in the area and estimated traffic circulation.

C. ASSESSMENT METHODOLOGY

The method of apportionment for this District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The net amount to be assessed upon parcels within the District for each improvement or type of improvement or service is apportioned among only those parcels that benefit from the particular improvement in proportion to a weighted special benefit calculation that equates each parcel's special benefits as compared to other parcels in the District that benefit from those same improvements. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the proposed land use of each property as compared to other parcels that benefit from those specific improvements, which is consistent with the provisions of the 1972 Act and *Article XIII D, Section 4* of the Constitution.

Equivalent Dwelling Units:
To assess benefits equitably, it is necessary to relate the different type of parcel development to each other. The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of benefit and assessment. Each single-family home site is assigned one (1.0) Equivalent Dwelling Unit ("EDU"). All other land uses within the District are assigned a weighted EDU that equates the property's specific development status, type of development (land use), and size (acres or units) to that of a single-family home site. The EDU method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel is apportioned as a function of land use type, size and development.

EDU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.0 EDU per lot or parcel. This is the base value that all other land use types are compared and weighted against the special benefit received by the Single Family Residence, (i.e. 1.0 EDU).

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property or is part of a development that is considered multiple-unit complex. This land use is assessed 0.75 EDU per unit. (Currently this land use is applicable to only the new development known as Prospector's Court)

Planned-Residential Development — This land use is defined as any property not fully subdivided with a specific number of proposed single-family residential units or multi-family residential units to be developed on the parcel. This land use type is assessed at 1.0 EDU per planned single-family residential lot and or 0.75 EDU per multi-family residential unit.

Undefined Vacant Land — This land use is defined as property that is currently identified as vacant land, that is not actively being developed and/or is not directly adjacent to or associated with existing District improvements and infrastructure. This land use designation typically identifies rural vacant land. This land use is assessed at 1.0 EDU per parcel regardless of the size of the parcel.

Defined-Planned Vacant Land — This land use is defined as property that is currently identified as vacant land, but is either actively being developed and/or is directly adjacent to or associated with existing District improvements and infrastructure. This land use designation may include undeveloped residential or commercial properties that are part of an overall development plan. This land use is assessed at 1.0 EDU per acre. Parcels less than 1 acre are assigned a minimum of 1.0 EDU. Parcels over 50 acres are assigned a maximum of 50 EDU.

Developed Commercial — This land use is defined as property developed for either commercial or industrial use. This land use type is assessed at 4.0 EDU per acre. Parcels less than 0.25 acres are assigned a minimum of 1.0 EDU and there is no maximum acreage cap, as is the case with Vacant Commercial Property.

Recreational or Limited Commercial Use — This land use is defined as property used for recreational or commercial use that is not part of the improvements provided by the District. This land use classification may include but is not limited to golf courses, commercial parking lots or commercial properties that less than ten percent of the total acreage has been developed. This land use is assessed at 2.0 EDU per acre. Similar to commercial properties, there is no maximum acreage cap for this land use, but parcels less than 0.5 acres, are assigned a minimum 1.0 EDU.

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EDU. This land use classification may include but is not limited to lots or

parcels identified as public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways, public greenbelts and parkways; utility rights-of-ways; common areas, sliver parcels and bifurcated lots or any other property that cannot be developed, park properties and other publicly owned that are part of the District improvements or that have little or no improvement value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

The following table provides a listing of land use types, land use code designations, the Equivalent Dwelling Unit factor applied to that land use type, and the multiplying factor used to calculate each parcel's individual EDU.

Property Type	EDU	Multiplier
Single Family Residential	1	Per Unit/Lot/Parcel
Multifamily Residential	0.75	Per Unit
Planned-Residential Development	1	Per Planned Single Family Unit
	0.75	Per Planned Multi-Family Unit
Undefined Vacant Lot	1	Per Parcel
Defined Planned Vacant Lot	1	Per Acre
Developed Commercial	4	Per Acre
Recreational or Limited Commercial Use	2	Per Acre
Exempt	0	Per Parcel

Land Use Codes and Equivalent Dwelling Units

The benefit formula applied to parcels within the District is based on the preceding discussion of Equivalent Dwelling Units and the table above. Each parcel's EDU correlates the parcel's special benefit received as compared to all other parcels benefiting from the improvements.

The following formula is used to calculate each parcel's EDU (proportional benefit).

Parcel Type EDU x Acres or Units = Parcel's EDU

The total number of EDU's is the sum of all individual EDU's applied to parcels that receive a special benefit from the District improvements. An assessment rate per EDU ("Rate") is established by taking the "Balance to Levy" established for each Zone of the District (including the Regional Improvements) and dividing the total EDU's of all parcels benefiting from those improvements. This calculated "Rate per EDU" is then applied back to each parcel's assigned EDU to determine the parcel's proportionate benefit and assessment obligation for the improvement.

Total Balance to Levy / Total EDU = Rate per EDU
Rate per EDU x Parcel EDU = Parcel Levy Amount

The formulas described in the preceding description of calculating each parcel's Levy Amount is applied separately for both Regional (District-wide) Benefits and the Zone Benefits applicable to each parcel. The combined amount of the Regional and Zone

assessment is the parcel's annual assessment amount (Levy) that will be submitted to the County for inclusion on the property tax roll.

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB919 (Proposition 218 implementation statutes).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. Generally, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equals to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment for all assessments in this District is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

- Beginning in Fiscal Year 2002/03 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.
- The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
- The Maximum Assessment is adjusted each year independent of the annual assessment calculation. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3%, and in any given year the assessment may be applied at the Maximum Assessment.

Any proposed annual assessment (rate per EDU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report.

Although the Maximum Assessment will increase each year, the actual assessment may remain virtually unchanged. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and the assessment may be approved by the City Council without a property owner balloting. If the budget and the assessments calculated requires an assessment greater than the adjusted Maximum Assessment, the assessment would be considered an assessment increase and to impose such an increase the City must comply with the provisions of *Article XIII D, Section 4(c)* of the Constitution, which requires a public hearing and certain protest procedures including mailed notice of the public

hearing and property owner protest balloting. Property owners through the balloting process must approve the proposed assessment increase before it can be imposed. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART III — DISTRICT BUDGET

The following summarizes the District's adjusted Maximum Assessment Rates for Fiscal Year 2026/2027:

- The Maximum Assessment Rate for District-Wide Improvements is $307.84/EDU.
- The Maximum Assessment Rate for Zone 01 Improvements is $100.62/EDU.
- The Maximum Assessment Rate for Zone 02 Improvements is $111.41/EDU.
- The Maximum Assessment Rate for Zone 03 Improvements is $0.00/EDU.
- The Maximum Assessment Rate for Zone 04 Improvements is $115.08/EDU.

The Total Adjusted Maximum Assessment Rate applicable to parcels in each Zone is as follows:

- Zone 01 $408.46 ($307.84+$100.62)
- Zone 02 $419.25 ($307.84+$111.41)
- Zone 03 $307.84 ($307.84+$0.00)
- Zone 04 $422.92 ($307.84+$115.08)

The following page outlines the Crossroads Landscaping and Lighting District's proposed budget and assessments for Fiscal Year 2026/2027. The budget identifies the estimated expenses and cost allocation of the improvements for each of the District's Zone improvements to establish the proposed District assessments for Fiscal Year 2026/2027.

The Capital Improvement Project (CIP) fund is used to upgrade certain improvements within the District. These improvements have a useful life of five years or more and include:

- Roundabout improvements on Antique Rose Way
- Install benches, shade structures and playground improvements within Silva Community Park
- Install benches along the park trail
- Install shade structures within the Neighborhood Park
- Repair to sidewalks along Crawford Road
- Installation of benches along the basin on Homewood Way.
- Install public bathroom within the Neighborhood Park.
- Removal of trees and asphalt repairs

District Budget Fiscal Year 2026/2027

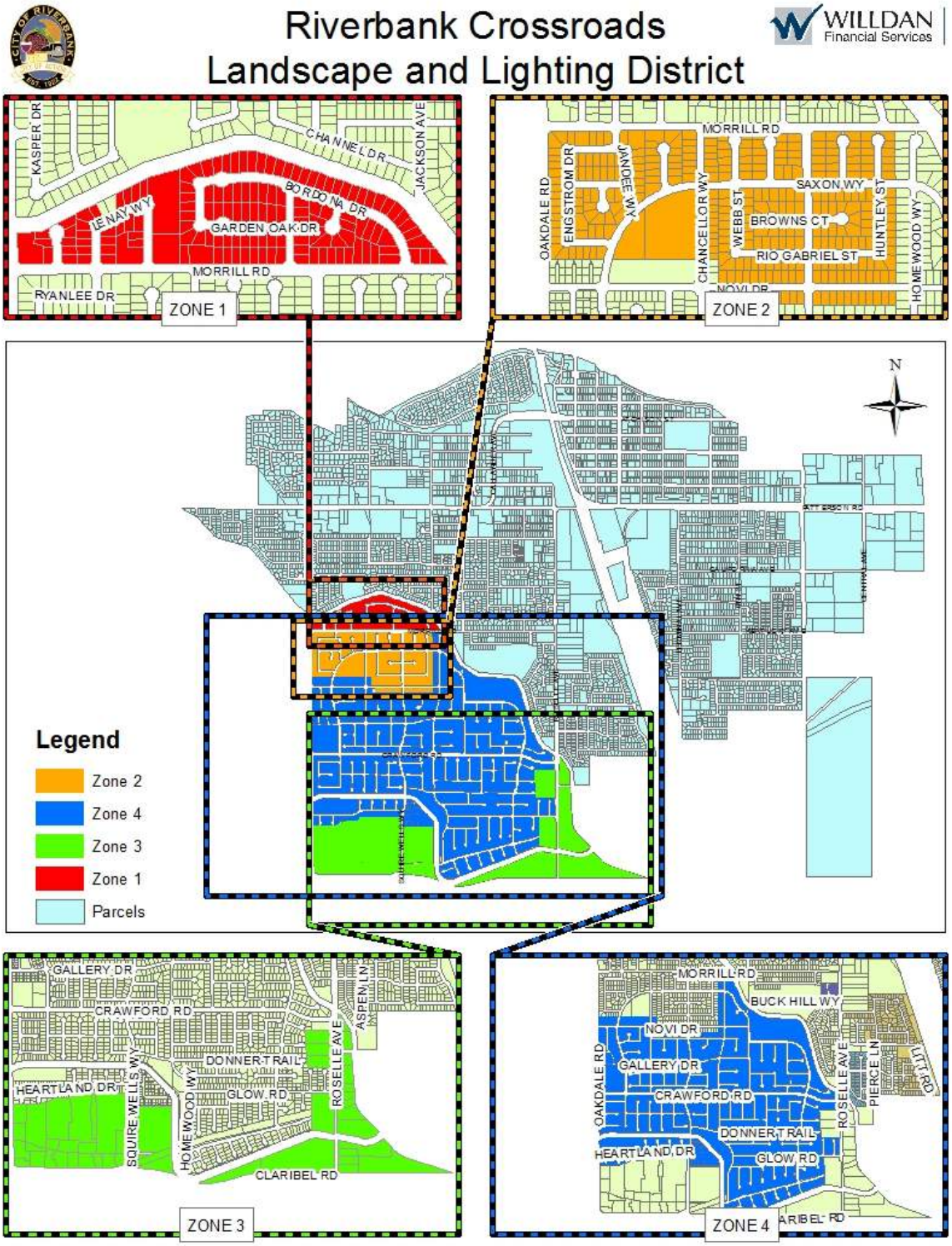
BUDGET ITEM	General Benefit	District Benefit	Zone 1	Zone 2	Zone 3	Zone 4	Total Budget
DIRECT COSTS							
Parkway Landscape Maintenance	$3,500	$34,180	$3,480	$10,800	$0	$29,940	$81,900
Median/Traffic Circle Maintenance	1,000	18,060	0	0	0	1,000	20,060
Trail Landscape Maintenance	0	36,960	0	0	0	0	36,960
Park/Open Space Landscape Maintenance	11,880	33,095	0	0	0	11,500	56,475
Drainage Channel Maintenance	0	0	0	0	0	5,000	5,000
Pedestrian Connection	0	360	0	0	0	800	1,160
Landscape Reserves/Weed Abatement	0	0	0	0	0	0	0
Repairs/Abatement	0	60,000	3,355	8,935	0	0	72,290
Landscape	0	0	0	0	0	0	0
Utilities	0	56,000	0	0	0	0	56,000
Neighborhood Park Maintenance	0	67,945	0	0	0	0	67,945
Miscellaneous/Materials/Equipment	0	1,620	0	0	0	0	1,620
Street Light Maintenance	0	0	0	0	0	0	0
Capital Expenditure	0	0	0	0	0	0	0
Direct Costs Subtotal	**$16,380**	**$308,220**	**$6,835**	**$19,735**	**$0**	**$48,240**	**$399,410**
ADMINISTRATION COSTS							
City Administration & Overhead	$500	$31,000	$500	$7,500	$0	$31,000	$70,500
District Administration	0	7,186	0	0	0	0	7,186
County Administration Fee	0	456	0	0	0	0	456
Miscellaneous Administration Expenses	0	0	0	0	0	0	0
Administrative Costs Subtotal	**$500**	**$38,642**	**$500**	**$7,500**	**$0**	**$31,000**	**$78,142**
LEVY BREAKDOWN							
Total Direct and Admin. Costs	**$16,880**	**$346,862**	**$7,335**	**$27,235**	**$0**	**$79,240**	**$477,552**
Reserve Collection/ (Transfers)	0	62,816	6,705	6,963	0	25,710	102,195
Improvement Replacement Fund Collection	0	0	0	0	0	0	0
(Sub-Total) Levy Collection	**$16,880**	**$409,677**	**$14,040**	**$34,198**	**$0**	**$104,950**	**$579,746**
Reserve Fund Contribution	0	0	0	0	0	0	0
Capital Improvement Project Contributions	0	0	0	0	0	0	0
Contributions & Other Revenue Sources	0	0	0	0	0	0	0
(Sub-Total) Levy Reduction	0	0	0	0	0	**0**	**0**
Balance to Levy	**$16,880**	**$409,677**	**$14,040**	**$34,198**	**$0**	**$104,950**	**$579,746**
DISTRICT STATISTICS							
Total Parcels		2,218	140	307	41	1,730	
Total Parcels Levied		2,186	140	307	40	1,699	
Total Equivalent Dwelling Units (EDU)		2,461.07	149.04	307.00	284.70	1,720.33	
Levy per EDU		**$166.46**	**$94.21**	**$111.39**	**$0.00**	**$61.01**	
Maximum Levy per EDU		**$307.84**	**$100.62**	**$111.41**	**$0.00**	**$115.08**	
FUND BALANCE INFORMATION							
Reserve Fund Balance		$25,217	$31,521	$86,158	$0	$67,245	$210,140
Reserve Fund Activity		62,816	6,705	6,963	0	25,710	102,195
Projected Ending Reserve Fund Balance		**$88,032**	**$38,227**	**$93,121**	**$0**	**$92,955**	**$312,335**
Capital Improvement Project Fund Balance		$0	$0	$0	$0	$0	$0
Capital Expenditure/Improvement Fund Activity		0	0	0	0	0	0
Projected Ending Improvement Fund Balance		**$0**	**$0**	**$0**	**$0**	**$0**	**$0**
Total Projected Available Fund Balance		**$88,032**	**$38,227**	**$93,121**	**$0**	**$92,955**	**$312,335**

PART V — DISTRICT DIAGRAMS

The parcels within the Riverbank Crossroads Landscaping and Lighting District consist of all lots, parcels and subdivisions of land located in the development area known as the “Crossroads Specific Plan”. The following page provides a Boundary Diagram that provides an overview of the District’s location and identifies the exterior boundaries of the District as well as the Zones within the District. Together the Boundary Diagram and the Assessment Roll contained in Part V of this Report constitute the District’s Assessment Diagram for Fiscal Year 2026/2027. Details regarding the lines and dimensions of the parcels within the District are shown on the Stanislaus County Assessor’s Parcel Maps (APN Maps) and by reference the APN Maps are made part of this Report.

MAP OF ASSESSED PARCELS WITHIN THE RIVERBANK CROSSROADS LANDSCAPING AND LIGHTING DISTRICT

CITY OF RIVERBANK, COUNTY OF STANISLAUS, STATE OF CALIFORNIA



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which this Report is prepared and reflective of the Assessor's Parcel Maps. A listing of parcels assessed within this District, along with the proposed assessment amounts is included in the following pages.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-001-000	1	1.00	$166.46	$94.21	$260.66
075-051-002-000	1	1.00	166.46	94.21	260.66
075-051-003-000	1	1.00	166.46	94.21	260.66
075-051-004-000	1	1.00	166.46	94.21	260.66
075-051-005-000	1	1.00	166.46	94.21	260.66
075-051-006-000	1	1.00	166.46	94.21	260.66
075-051-007-000	1	1.00	166.46	94.21	260.66
075-051-008-000	1	1.00	166.46	94.21	260.66
075-051-009-000	1	1.00	166.46	94.21	260.66
075-051-010-000	1	1.00	166.46	94.21	260.66
075-051-011-000	1	1.00	166.46	94.21	260.66
075-051-012-000	1	1.00	166.46	94.21	260.66
075-051-013-000	1	1.00	166.46	94.21	260.66
075-051-014-000	1	1.00	166.46	94.21	260.66
075-051-015-000	1	1.00	166.46	94.21	260.66
075-051-016-000	1	1.00	166.46	94.21	260.66
075-051-017-000	1	1.00	166.46	94.21	260.66
075-051-018-000	1	1.00	166.46	94.21	260.66
075-051-019-000	1	1.00	166.46	94.21	260.66
075-051-020-000	1	1.00	166.46	94.21	260.66
075-051-021-000	1	1.00	166.46	94.21	260.66
075-051-022-000	1	1.00	166.46	94.21	260.66
075-051-023-000	1	1.00	166.46	94.21	260.66
075-051-024-000	1	1.00	166.46	94.21	260.66
075-051-025-000	1	1.00	166.46	94.21	260.66
075-051-026-000	1	1.00	166.46	94.21	260.66
075-051-027-000	1	1.00	166.46	94.21	260.66
075-051-028-000	1	1.00	166.46	94.21	260.66
075-051-029-000	1	1.00	166.46	94.21	260.66
075-051-030-000	1	1.00	166.46	94.21	260.66
075-051-032-000	1	1.00	166.46	94.21	260.66
075-051-033-000	1	1.00	166.46	94.21	260.66
075-051-034-000	1	1.00	166.46	94.21	260.66
075-051-035-000	1	1.00	166.46	94.21	260.66
075-051-036-000	1	1.00	166.46	94.21	260.66
075-051-037-000	1	1.00	166.46	94.21	260.66
075-051-038-000	1	1.00	166.46	94.21	260.66
075-051-039-000	1	1.00	166.46	94.21	260.66
075-051-040-000	1	1.00	166.46	94.21	260.66
075-051-041-000	1	1.00	166.46	94.21	260.66
075-051-042-000	1	1.00	166.46	94.21	260.66
075-051-043-000	1	1.00	166.46	94.21	260.66
075-051-044-000	1	1.00	166.46	94.21	260.66
075-051-045-000	1	1.00	166.46	94.21	260.66
075-051-046-000	1	1.00	166.46	94.21	260.66
075-051-047-000	1	1.00	166.46	94.21	260.66
075-051-048-000	1	1.00	166.46	94.21	260.66
075-051-049-000	1	1.00	166.46	94.21	260.66
075-051-050-000	1	1.00	166.46	94.21	260.66
075-051-051-000	1	1.00	166.46	94.21	260.66
075-051-052-000	1	1.00	166.46	94.21	260.66
075-051-053-000	1	1.00	166.46	94.21	260.66
075-051-054-000	1	1.00	166.46	94.21	260.66
075-051-055-000	1	1.00	166.46	94.21	260.66
075-051-056-000	1	1.00	166.46	94.21	260.66
075-051-057-000	1	1.00	166.46	94.21	260.66
075-051-058-000	1	1.00	166.46	94.21	260.66
075-051-059-000	1	1.00	166.46	94.21	260.66
075-051-060-000	1	1.00	166.46	94.21	260.66
075-051-061-000	1	1.00	166.46	94.21	260.66
075-051-062-000	1	1.00	166.46	94.21	260.66

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-051-063-000	1	1.00	166.46	94.21	260.66
075-051-064-000	1	1.00	166.46	94.21	260.66
075-051-065-000	1	1.00	166.46	94.21	260.66
075-051-066-000	1	1.00	166.46	94.21	260.66
075-051-067-000	1	1.00	166.46	94.21	260.66
075-051-068-000	1	1.00	166.46	94.21	260.66
075-051-069-000	1	1.00	166.46	94.21	260.66
075-051-070-000	1	1.00	166.46	94.21	260.66
075-053-001-000	1	1.00	166.46	94.21	260.66
075-053-002-000	1	1.00	166.46	94.21	260.66
075-053-003-000	1	1.00	166.46	94.21	260.66
075-053-004-000	1	1.00	166.46	94.21	260.66
075-053-005-000	1	1.00	166.46	94.21	260.66
075-053-006-000	1	1.00	166.46	94.21	260.66
075-053-007-000	1	1.00	166.46	94.21	260.66
075-053-008-000	1	1.00	166.46	94.21	260.66
075-053-009-000	1	1.00	166.46	94.21	260.66
075-053-010-000	1	1.00	166.46	94.21	260.66
075-053-011-000	1	1.00	166.46	94.21	260.66
075-053-012-000	1	1.00	166.46	94.21	260.66
075-053-013-000	1	1.00	166.46	94.21	260.66
075-053-014-000	1	1.00	166.46	94.21	260.66
075-053-015-000	1	1.00	166.46	94.21	260.66
075-053-016-000	1	1.00	166.46	94.21	260.66
075-053-017-000	1	1.00	166.46	94.21	260.66
075-053-018-000	1	1.00	166.46	94.21	260.66
075-053-019-000	1	1.00	166.46	94.21	260.66
075-053-020-000	1	1.00	166.46	94.21	260.66
075-053-021-000	1	1.00	166.46	94.21	260.66
075-053-022-000	1	1.00	166.46	94.21	260.66
075-053-023-000	1	1.00	166.46	94.21	260.66
075-053-024-000	1	1.00	166.46	94.21	260.66
075-053-025-000	1	1.00	166.46	94.21	260.66
075-053-026-000	1	1.00	166.46	94.21	260.66
075-053-027-000	1	1.00	166.46	94.21	260.66
075-053-028-000	1	1.00	166.46	94.21	260.66
075-053-029-000	1	1.00	166.46	94.21	260.66
075-053-030-000	1	1.00	166.46	94.21	260.66
075-053-031-000	1	1.00	166.46	94.21	260.66
075-053-032-000	1	1.00	166.46	94.21	260.66
075-053-033-000	1	1.00	166.46	94.21	260.66
075-053-034-000	1	1.00	166.46	94.21	260.66
075-053-035-000	1	1.00	166.46	94.21	260.66
075-053-036-000	1	1.00	166.46	94.21	260.66
075-053-037-000	1	1.00	166.46	94.21	260.66
075-057-005-000	1	1.00	166.46	94.21	260.66
075-057-006-000	1	1.00	166.46	94.21	260.66
075-057-007-000	1	1.00	166.46	94.21	260.66
075-057-008-000	1	1.00	166.46	94.21	260.66
075-057-009-000	1	1.00	166.46	94.21	260.66
075-057-010-000	1	1.00	166.46	94.21	260.66
075-057-011-000	1	1.00	166.46	94.21	260.66
075-057-012-000	1	1.00	166.46	94.21	260.66
075-057-013-000	1	1.00	166.46	94.21	260.66
075-057-014-000	1	1.00	166.46	94.21	260.66
075-057-015-000	1	1.00	166.46	94.21	260.66
075-057-016-000	1	1.00	166.46	94.21	260.66
075-057-019-000	1	1.00	166.46	94.21	260.66
075-057-020-000	1	1.00	166.46	94.21	260.66
075-057-021-000	1	1.00	166.46	94.21	260.66
075-057-022-000	1	1.00	166.46	94.21	260.66

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-057-026-000	1	1.00	166.46	94.21	260.66
075-057-027-000	1	1.00	166.46	94.21	260.66
075-057-028-000	1	1.00	166.46	94.21	260.66
075-057-029-000	1	1.00	166.46	94.21	260.66
075-057-030-000	1	1.00	166.46	94.21	260.66
075-057-031-000	1	1.00	166.46	94.21	260.66
075-057-032-000	1	1.00	166.46	94.21	260.66
075-057-033-000	1	1.00	166.46	94.21	260.66
075-057-034-000	1	1.00	166.46	94.21	260.66
075-057-035-000	1	1.00	166.46	94.21	260.66
075-057-036-000	1	1.00	166.46	94.21	260.66
075-057-037-000	1	1.00	166.46	94.21	260.66
075-057-038-000	1	1.00	166.46	94.21	260.66
075-057-039-000	1	10.00	1,664.60	942.10	2,606.70
075-057-040-000	1	1.04	173.12	97.98	271.08
075-057-041-000	1	1.00	166.46	94.21	260.66
075-057-042-000	1	1.00	166.46	94.21	260.66
075-057-043-000	1	1.00	166.46	94.21	260.66
075-059-001-000	2	1.00	166.46	111.39	277.84
075-059-002-000	2	1.00	166.46	111.39	277.84
075-059-003-000	2	1.00	166.46	111.39	277.84
075-059-004-000	2	1.00	166.46	111.39	277.84
075-059-005-000	2	1.00	166.46	111.39	277.84
075-059-006-000	2	1.00	166.46	111.39	277.84
075-059-007-000	2	1.00	166.46	111.39	277.84
075-059-008-000	2	1.00	166.46	111.39	277.84
075-059-009-000	2	1.00	166.46	111.39	277.84
075-059-010-000	2	1.00	166.46	111.39	277.84
075-059-011-000	2	1.00	166.46	111.39	277.84
075-059-012-000	2	1.00	166.46	111.39	277.84
075-059-013-000	2	1.00	166.46	111.39	277.84
075-059-014-000	2	1.00	166.46	111.39	277.84
075-059-015-000	2	1.00	166.46	111.39	277.84
075-059-016-000	2	1.00	166.46	111.39	277.84
075-059-017-000	2	1.00	166.46	111.39	277.84
075-059-018-000	2	1.00	166.46	111.39	277.84
075-059-019-000	2	1.00	166.46	111.39	277.84
075-059-020-000	2	1.00	166.46	111.39	277.84
075-059-021-000	2	1.00	166.46	111.39	277.84
075-059-022-000	2	1.00	166.46	111.39	277.84
075-059-023-000	2	1.00	166.46	111.39	277.84
075-059-024-000	2	1.00	166.46	111.39	277.84
075-059-025-000	2	1.00	166.46	111.39	277.84
075-059-026-000	2	1.00	166.46	111.39	277.84
075-059-027-000	2	1.00	166.46	111.39	277.84
075-059-028-000	2	1.00	166.46	111.39	277.84
075-059-029-000	2	1.00	166.46	111.39	277.84
075-059-030-000	2	1.00	166.46	111.39	277.84
075-059-031-000	2	1.00	166.46	111.39	277.84
075-059-032-000	2	1.00	166.46	111.39	277.84
075-059-033-000	2	1.00	166.46	111.39	277.84
075-059-034-000	2	1.00	166.46	111.39	277.84
075-059-035-000	2	1.00	166.46	111.39	277.84
075-059-036-000	2	1.00	166.46	111.39	277.84
075-059-037-000	2	1.00	166.46	111.39	277.84
075-059-038-000	2	1.00	166.46	111.39	277.84
075-059-039-000	2	1.00	166.46	111.39	277.84
075-059-041-000	2	1.00	166.46	111.39	277.84
075-059-042-000	2	1.00	166.46	111.39	277.84
075-059-043-000	2	1.00	166.46	111.39	277.84
075-059-044-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-059-045-000	2	1.00	166.46	111.39	277.84
075-059-046-000	2	1.00	166.46	111.39	277.84
075-059-047-000	2	1.00	166.46	111.39	277.84
075-059-048-000	2	1.00	166.46	111.39	277.84
075-059-049-000	2	1.00	166.46	111.39	277.84
075-059-050-000	2	1.00	166.46	111.39	277.84
075-059-051-000	2	1.00	166.46	111.39	277.84
075-059-052-000	2	1.00	166.46	111.39	277.84
075-059-053-000	2	1.00	166.46	111.39	277.84
075-059-054-000	2	1.00	166.46	111.39	277.84
075-059-055-000	2	1.00	166.46	111.39	277.84
075-059-056-000	2	1.00	166.46	111.39	277.84
075-059-057-000	2	1.00	166.46	111.39	277.84
075-059-058-000	2	1.00	166.46	111.39	277.84
075-059-059-000	2	1.00	166.46	111.39	277.84
075-059-060-000	2	1.00	166.46	111.39	277.84
075-059-062-000	2	1.00	166.46	111.39	277.84
075-059-063-000	2	1.00	166.46	111.39	277.84
075-060-001-000	2	1.00	166.46	111.39	277.84
075-060-002-000	2	1.00	166.46	111.39	277.84
075-060-003-000	2	1.00	166.46	111.39	277.84
075-060-004-000	2	1.00	166.46	111.39	277.84
075-060-005-000	2	1.00	166.46	111.39	277.84
075-060-006-000	2	1.00	166.46	111.39	277.84
075-060-007-000	2	1.00	166.46	111.39	277.84
075-060-008-000	2	1.00	166.46	111.39	277.84
075-060-009-000	2	1.00	166.46	111.39	277.84
075-060-010-000	2	1.00	166.46	111.39	277.84
075-060-011-000	2	1.00	166.46	111.39	277.84
075-060-013-000	2	1.00	166.46	111.39	277.84
075-060-014-000	2	1.00	166.46	111.39	277.84
075-060-015-000	2	1.00	166.46	111.39	277.84
075-060-016-000	2	1.00	166.46	111.39	277.84
075-060-017-000	2	1.00	166.46	111.39	277.84
075-060-018-000	2	1.00	166.46	111.39	277.84
075-060-019-000	2	1.00	166.46	111.39	277.84
075-060-020-000	2	1.00	166.46	111.39	277.84
075-060-021-000	2	1.00	166.46	111.39	277.84
075-060-022-000	2	1.00	166.46	111.39	277.84
075-060-023-000	2	1.00	166.46	111.39	277.84
075-060-024-000	2	1.00	166.46	111.39	277.84
075-060-025-000	2	1.00	166.46	111.39	277.84
075-060-026-000	2	1.00	166.46	111.39	277.84
075-060-027-000	2	1.00	166.46	111.39	277.84
075-060-028-000	2	1.00	166.46	111.39	277.84
075-060-029-000	2	1.00	166.46	111.39	277.84
075-060-030-000	2	1.00	166.46	111.39	277.84
075-060-031-000	2	1.00	166.46	111.39	277.84
075-060-032-000	2	1.00	166.46	111.39	277.84
075-060-033-000	2	1.00	166.46	111.39	277.84
075-060-034-000	2	1.00	166.46	111.39	277.84
075-060-035-000	2	1.00	166.46	111.39	277.84
075-060-036-000	2	1.00	166.46	111.39	277.84
075-060-037-000	2	1.00	166.46	111.39	277.84
075-060-038-000	2	1.00	166.46	111.39	277.84
075-060-039-000	2	1.00	166.46	111.39	277.84
075-060-040-000	2	1.00	166.46	111.39	277.84
075-060-041-000	2	1.00	166.46	111.39	277.84
075-060-042-000	2	1.00	166.46	111.39	277.84
075-060-043-000	2	1.00	166.46	111.39	277.84
075-060-044-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-060-045-000	2	1.00	166.46	111.39	277.84
075-060-046-000	2	1.00	166.46	111.39	277.84
075-060-047-000	2	1.00	166.46	111.39	277.84
075-060-048-000	2	1.00	166.46	111.39	277.84
075-060-049-000	2	1.00	166.46	111.39	277.84
075-060-050-000	2	1.00	166.46	111.39	277.84
075-060-051-000	2	1.00	166.46	111.39	277.84
075-060-052-000	2	1.00	166.46	111.39	277.84
075-060-053-000	2	1.00	166.46	111.39	277.84
075-060-054-000	2	1.00	166.46	111.39	277.84
075-060-055-000	2	1.00	166.46	111.39	277.84
075-060-056-000	2	1.00	166.46	111.39	277.84
075-060-057-000	2	1.00	166.46	111.39	277.84
075-060-058-000	2	1.00	166.46	111.39	277.84
075-060-059-000	2	1.00	166.46	111.39	277.84
075-060-060-000	2	1.00	166.46	111.39	277.84
075-060-061-000	2	1.00	166.46	111.39	277.84
075-060-062-000	2	1.00	166.46	111.39	277.84
075-060-063-000	2	1.00	166.46	111.39	277.84
075-060-064-000	2	1.00	166.46	111.39	277.84
075-060-065-000	2	1.00	166.46	111.39	277.84
075-060-066-000	2	1.00	166.46	111.39	277.84
075-060-067-000	2	1.00	166.46	111.39	277.84
075-060-068-000	2	1.00	166.46	111.39	277.84
075-060-069-000	2	1.00	166.46	111.39	277.84
075-060-070-000	2	1.00	166.46	111.39	277.84
075-060-071-000	2	1.00	166.46	111.39	277.84
075-060-072-000	2	1.00	166.46	111.39	277.84
075-060-073-000	2	1.00	166.46	111.39	277.84
075-060-074-000	2	1.00	166.46	111.39	277.84
075-060-075-000	2	1.00	166.46	111.39	277.84
075-060-076-000	2	1.00	166.46	111.39	277.84
075-060-077-000	2	1.00	166.46	111.39	277.84
075-060-078-000	2	1.00	166.46	111.39	277.84
075-061-001-000	2	1.00	166.46	111.39	277.84
075-061-002-000	2	1.00	166.46	111.39	277.84
075-061-003-000	2	1.00	166.46	111.39	277.84
075-061-004-000	2	1.00	166.46	111.39	277.84
075-061-005-000	2	1.00	166.46	111.39	277.84
075-061-006-000	2	1.00	166.46	111.39	277.84
075-061-007-000	2	1.00	166.46	111.39	277.84
075-061-008-000	2	1.00	166.46	111.39	277.84
075-061-009-000	2	1.00	166.46	111.39	277.84
075-061-010-000	2	1.00	166.46	111.39	277.84
075-061-011-000	2	1.00	166.46	111.39	277.84
075-061-012-000	2	1.00	166.46	111.39	277.84
075-061-013-000	2	1.00	166.46	111.39	277.84
075-061-014-000	2	1.00	166.46	111.39	277.84
075-061-015-000	2	1.00	166.46	111.39	277.84
075-061-016-000	2	1.00	166.46	111.39	277.84
075-061-017-000	2	1.00	166.46	111.39	277.84
075-061-018-000	2	1.00	166.46	111.39	277.84
075-061-019-000	2	1.00	166.46	111.39	277.84
075-061-020-000	2	1.00	166.46	111.39	277.84
075-061-021-000	2	1.00	166.46	111.39	277.84
075-061-022-000	2	1.00	166.46	111.39	277.84
075-061-023-000	2	1.00	166.46	111.39	277.84
075-061-024-000	2	1.00	166.46	111.39	277.84
075-061-025-000	2	1.00	166.46	111.39	277.84
075-061-026-000	2	1.00	166.46	111.39	277.84
075-061-027-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-061-028-000	2	1.00	166.46	111.39	277.84
075-061-029-000	2	1.00	166.46	111.39	277.84
075-061-030-000	2	1.00	166.46	111.39	277.84
075-061-031-000	2	1.00	166.46	111.39	277.84
075-061-032-000	2	1.00	166.46	111.39	277.84
075-061-033-000	2	1.00	166.46	111.39	277.84
075-061-034-000	2	1.00	166.46	111.39	277.84
075-061-035-000	2	1.00	166.46	111.39	277.84
075-061-036-000	2	1.00	166.46	111.39	277.84
075-061-037-000	2	1.00	166.46	111.39	277.84
075-061-038-000	2	1.00	166.46	111.39	277.84
075-061-039-000	2	1.00	166.46	111.39	277.84
075-061-040-000	2	1.00	166.46	111.39	277.84
075-061-041-000	2	1.00	166.46	111.39	277.84
075-061-042-000	2	1.00	166.46	111.39	277.84
075-061-043-000	2	1.00	166.46	111.39	277.84
075-061-044-000	2	1.00	166.46	111.39	277.84
075-061-045-000	2	1.00	166.46	111.39	277.84
075-061-046-000	2	1.00	166.46	111.39	277.84
075-061-047-000	2	1.00	166.46	111.39	277.84
075-061-048-000	2	1.00	166.46	111.39	277.84
075-061-049-000	2	1.00	166.46	111.39	277.84
075-061-050-000	2	1.00	166.46	111.39	277.84
075-061-051-000	2	1.00	166.46	111.39	277.84
075-061-052-000	2	1.00	166.46	111.39	277.84
075-061-053-000	2	1.00	166.46	111.39	277.84
075-061-054-000	2	1.00	166.46	111.39	277.84
075-061-055-000	2	1.00	166.46	111.39	277.84
075-061-056-000	2	1.00	166.46	111.39	277.84
075-061-057-000	2	1.00	166.46	111.39	277.84
075-061-058-000	2	1.00	166.46	111.39	277.84
075-061-059-000	2	1.00	166.46	111.39	277.84
075-061-060-000	2	1.00	166.46	111.39	277.84
075-061-061-000	2	1.00	166.46	111.39	277.84
075-061-062-000	2	1.00	166.46	111.39	277.84
075-061-063-000	2	1.00	166.46	111.39	277.84
075-061-064-000	2	1.00	166.46	111.39	277.84
075-061-065-000	2	1.00	166.46	111.39	277.84
075-061-066-000	2	1.00	166.46	111.39	277.84
075-061-067-000	2	1.00	166.46	111.39	277.84
075-061-068-000	2	1.00	166.46	111.39	277.84
075-061-069-000	2	1.00	166.46	111.39	277.84
075-062-001-000	2	1.00	166.46	111.39	277.84
075-062-002-000	2	1.00	166.46	111.39	277.84
075-062-003-000	2	1.00	166.46	111.39	277.84
075-062-004-000	2	1.00	166.46	111.39	277.84
075-062-005-000	2	1.00	166.46	111.39	277.84
075-062-006-000	2	1.00	166.46	111.39	277.84
075-062-007-000	2	1.00	166.46	111.39	277.84
075-062-008-000	2	1.00	166.46	111.39	277.84
075-062-009-000	2	1.00	166.46	111.39	277.84
075-062-010-000	2	1.00	166.46	111.39	277.84
075-062-011-000	2	1.00	166.46	111.39	277.84
075-062-012-000	2	1.00	166.46	111.39	277.84
075-062-013-000	2	1.00	166.46	111.39	277.84
075-062-014-000	2	1.00	166.46	111.39	277.84
075-062-015-000	2	1.00	166.46	111.39	277.84
075-062-016-000	2	1.00	166.46	111.39	277.84
075-062-017-000	2	1.00	166.46	111.39	277.84
075-062-018-000	2	1.00	166.46	111.39	277.84
075-062-019-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-062-020-000	2	1.00	166.46	111.39	277.84
075-062-021-000	2	1.00	166.46	111.39	277.84
075-062-022-000	2	1.00	166.46	111.39	277.84
075-062-023-000	2	1.00	166.46	111.39	277.84
075-062-024-000	2	1.00	166.46	111.39	277.84
075-062-025-000	2	1.00	166.46	111.39	277.84
075-062-026-000	2	1.00	166.46	111.39	277.84
075-062-027-000	2	1.00	166.46	111.39	277.84
075-062-028-000	2	1.00	166.46	111.39	277.84
075-062-029-000	2	1.00	166.46	111.39	277.84
075-062-030-000	2	1.00	166.46	111.39	277.84
075-062-031-000	2	1.00	166.46	111.39	277.84
075-062-032-000	2	1.00	166.46	111.39	277.84
075-079-001-000	2	1.00	166.46	111.39	277.84
075-079-002-000	2	1.00	166.46	111.39	277.84
075-079-003-000	2	1.00	166.46	111.39	277.84
075-079-004-000	2	1.00	166.46	111.39	277.84
075-079-005-000	2	1.00	166.46	111.39	277.84
075-079-006-000	2	1.00	166.46	111.39	277.84
075-079-007-000	2	1.00	166.46	111.39	277.84
075-079-008-000	2	1.00	166.46	111.39	277.84
075-079-009-000	2	1.00	166.46	111.39	277.84
075-079-010-000	2	1.00	166.46	111.39	277.84
075-079-011-000	2	1.00	166.46	111.39	277.84
075-079-012-000	2	1.00	166.46	111.39	277.84
075-079-013-000	2	1.00	166.46	111.39	277.84
075-079-014-000	2	1.00	166.46	111.39	277.84
075-079-015-000	2	1.00	166.46	111.39	277.84
075-079-016-000	2	1.00	166.46	111.39	277.84
075-079-017-000	2	1.00	166.46	111.39	277.84
075-079-018-000	2	1.00	166.46	111.39	277.84
075-079-019-000	2	1.00	166.46	111.39	277.84
075-079-020-000	2	1.00	166.46	111.39	277.84
075-079-021-000	2	1.00	166.46	111.39	277.84
075-079-022-000	2	1.00	166.46	111.39	277.84
075-079-023-000	2	1.00	166.46	111.39	277.84
075-079-024-000	2	1.00	166.46	111.39	277.84
075-079-025-000	2	1.00	166.46	111.39	277.84
075-079-026-000	2	1.00	166.46	111.39	277.84
075-079-027-000	2	1.00	166.46	111.39	277.84
075-079-028-000	2	1.00	166.46	111.39	277.84
075-079-029-000	2	1.00	166.46	111.39	277.84
075-079-030-000	2	1.00	166.46	111.39	277.84
075-079-031-000	2	1.00	166.46	111.39	277.84
075-079-032-000	2	1.00	166.46	111.39	277.84
075-079-033-000	2	1.00	166.46	111.39	277.84
075-079-034-000	2	1.00	166.46	111.39	277.84
075-079-035-000	2	1.00	166.46	111.39	277.84
075-079-036-000	2	1.00	166.46	111.39	277.84
075-079-037-000	2	1.00	166.46	111.39	277.84
075-079-038-000	2	1.00	166.46	111.39	277.84
075-079-039-000	2	1.00	166.46	111.39	277.84
075-079-040-000	2	1.00	166.46	111.39	277.84
075-079-041-000	2	1.00	166.46	111.39	277.84
075-079-042-000	2	1.00	166.46	111.39	277.84
075-079-043-000	2	1.00	166.46	111.39	277.84
075-079-044-000	2	1.00	166.46	111.39	277.84
075-079-045-000	2	1.00	166.46	111.39	277.84
075-079-046-000	2	1.00	166.46	111.39	277.84
075-079-047-000	2	1.00	166.46	111.39	277.84
075-079-048-000	2	1.00	166.46	111.39	277.84

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-079-049-000	2	1.00	166.46	111.39	277.84
075-079-050-000	2	1.00	166.46	111.39	277.84
075-079-051-000	2	1.00	166.46	111.39	277.84
075-079-052-000	2	1.00	166.46	111.39	277.84
075-079-053-000	2	1.00	166.46	111.39	277.84
075-079-054-000	2	1.00	166.46	111.39	277.84
075-079-055-000	2	1.00	166.46	111.39	277.84
075-079-056-000	2	1.00	166.46	111.39	277.84
075-079-057-000	2	1.00	166.46	111.39	277.84
075-079-058-000	2	1.00	166.46	111.39	277.84
075-079-059-000	2	1.00	166.46	111.39	277.84
075-079-060-000	2	1.00	166.46	111.39	277.84
075-079-061-000	2	1.00	166.46	111.39	277.84
075-079-062-000	2	1.00	166.46	111.39	277.84
075-079-063-000	2	1.00	166.46	111.39	277.84
075-079-064-000	2	1.00	166.46	111.39	277.84
075-079-065-000	2	1.00	166.46	111.39	277.84
075-079-066-000	2	1.00	166.46	111.39	277.84
075-079-067-000	2	1.00	166.46	111.39	277.84
075-079-068-000	2	1.00	166.46	111.39	277.84
075-014-026-000	3	10.26	1,707.88	0.00	1,707.86
075-014-027-000	3	3.21	534.34	0.00	534.32
075-021-001-000	3	1.00	166.46	0.00	166.46
075-021-002-000	3	1.00	166.46	0.00	166.46
075-021-020-000	3	1.00	166.46	0.00	166.46
075-021-021-000	3	1.00	166.46	0.00	166.46
075-021-022-000	3	1.00	166.46	0.00	166.46
075-025-003-000	3	1.00	166.46	0.00	166.46
075-025-005-000	3	1.00	166.46	0.00	166.46
075-025-007-000	3	3.72	619.23	0.00	619.22
075-025-008-000	3	3.72	619.23	0.00	619.22
075-025-009-000	3	1.00	166.46	0.00	166.46
075-025-010-000	3	13.20	2,197.27	0.00	2,197.26
075-025-011-000	3	5.08	845.62	0.00	845.60
075-069-002-000	3	1.00	166.46	0.00	166.46
075-069-003-000	3	1.00	166.46	0.00	166.46
075-073-002-000	3	1.00	166.46	0.00	166.46
075-093-024-000	3	1.44	239.70	0.00	239.70
075-093-025-000	3	2.11	351.23	0.00	351.22
075-093-030-000	3	43.84	7,297.61	0.00	7,297.60
075-093-031-000	3	40.00	6,658.40	0.00	6,658.40
075-093-034-000	3	7.24	1,205.17	0.00	1,205.16
075-093-035-000	3	3.60	599.26	0.00	599.24
075-093-036-000	3	4.32	719.11	0.00	719.10
075-093-037-000	3	2.92	486.06	0.00	486.06
075-093-038-000	3	5.40	898.88	0.00	898.88
075-093-039-000	3	4.56	759.06	0.00	759.04
075-093-040-000	3	5.20	865.59	0.00	865.58
075-093-041-000	3	25.28	4,208.11	0.00	4,208.10
075-093-043-000	3	4.56	759.06	0.00	759.04
075-093-047-000	3	3.36	559.31	0.00	559.30
075-093-049-000	3	5.12	852.28	0.00	852.26
075-093-051-000	3	23.92	3,981.72	0.00	3,981.72
075-093-052-000	3	19.56	3,255.96	0.00	3,255.94
075-093-053-000	3	6.24	1,038.71	0.00	1,038.70
075-093-054-000	3	4.24	705.79	0.00	705.78
075-093-058-000	3	4.24	705.79	0.00	705.78
075-093-061-000	3	8.00	1,331.68	0.00	1,331.68
075-093-062-000	3	4.84	805.67	0.00	805.66
075-093-063-000	3	4.52	752.40	0.00	752.38
075-064-001-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-002-000	4	1.00	166.46	61.01	227.46
075-064-003-000	4	1.00	166.46	61.01	227.46
075-064-004-000	4	1.00	166.46	61.01	227.46
075-064-005-000	4	1.00	166.46	61.01	227.46
075-064-006-000	4	1.00	166.46	61.01	227.46
075-064-007-000	4	1.00	166.46	61.01	227.46
075-064-008-000	4	1.00	166.46	61.01	227.46
075-064-009-000	4	1.00	166.46	61.01	227.46
075-064-010-000	4	1.00	166.46	61.01	227.46
075-064-011-000	4	1.00	166.46	61.01	227.46
075-064-012-000	4	1.00	166.46	61.01	227.46
075-064-013-000	4	1.00	166.46	61.01	227.46
075-064-014-000	4	1.00	166.46	61.01	227.46
075-064-015-000	4	1.00	166.46	61.01	227.46
075-064-016-000	4	1.00	166.46	61.01	227.46
075-064-017-000	4	1.00	166.46	61.01	227.46
075-064-018-000	4	1.00	166.46	61.01	227.46
075-064-019-000	4	1.00	166.46	61.01	227.46
075-064-020-000	4	1.00	166.46	61.01	227.46
075-064-021-000	4	1.00	166.46	61.01	227.46
075-064-022-000	4	1.00	166.46	61.01	227.46
075-064-023-000	4	1.00	166.46	61.01	227.46
075-064-024-000	4	1.00	166.46	61.01	227.46
075-064-025-000	4	1.00	166.46	61.01	227.46
075-064-026-000	4	1.00	166.46	61.01	227.46
075-064-027-000	4	1.00	166.46	61.01	227.46
075-064-028-000	4	1.00	166.46	61.01	227.46
075-064-029-000	4	1.00	166.46	61.01	227.46
075-064-030-000	4	1.00	166.46	61.01	227.46
075-064-031-000	4	1.00	166.46	61.01	227.46
075-064-032-000	4	1.00	166.46	61.01	227.46
075-064-033-000	4	1.00	166.46	61.01	227.46
075-064-034-000	4	1.00	166.46	61.01	227.46
075-064-035-000	4	1.00	166.46	61.01	227.46
075-064-036-000	4	1.00	166.46	61.01	227.46
075-064-037-000	4	1.00	166.46	61.01	227.46
075-064-038-000	4	1.00	166.46	61.01	227.46
075-064-040-000	4	1.00	166.46	61.01	227.46
075-064-041-000	4	1.00	166.46	61.01	227.46
075-064-042-000	4	1.00	166.46	61.01	227.46
075-064-043-000	4	1.00	166.46	61.01	227.46
075-064-044-000	4	1.00	166.46	61.01	227.46
075-064-045-000	4	1.00	166.46	61.01	227.46
075-064-046-000	4	1.00	166.46	61.01	227.46
075-064-047-000	4	1.00	166.46	61.01	227.46
075-064-048-000	4	1.00	166.46	61.01	227.46
075-064-049-000	4	1.00	166.46	61.01	227.46
075-064-050-000	4	1.00	166.46	61.01	227.46
075-064-051-000	4	1.00	166.46	61.01	227.46
075-064-052-000	4	1.00	166.46	61.01	227.46
075-064-053-000	4	1.00	166.46	61.01	227.46
075-064-054-000	4	1.00	166.46	61.01	227.46
075-064-055-000	4	1.00	166.46	61.01	227.46
075-064-056-000	4	1.00	166.46	61.01	227.46
075-064-057-000	4	1.00	166.46	61.01	227.46
075-064-058-000	4	1.00	166.46	61.01	227.46
075-064-059-000	4	1.00	166.46	61.01	227.46
075-064-060-000	4	1.00	166.46	61.01	227.46
075-064-061-000	4	1.00	166.46	61.01	227.46
075-064-062-000	4	1.00	166.46	61.01	227.46
075-064-063-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-064-064-000	4	1.00	166.46	61.01	227.46
075-064-065-000	4	1.00	166.46	61.01	227.46
075-064-066-000	4	1.00	166.46	61.01	227.46
075-064-067-000	4	1.00	166.46	61.01	227.46
075-064-068-000	4	1.00	166.46	61.01	227.46
075-064-069-000	4	1.00	166.46	61.01	227.46
075-064-070-000	4	1.00	166.46	61.01	227.46
075-065-001-000	4	1.00	166.46	61.01	227.46
075-065-002-000	4	1.00	166.46	61.01	227.46
075-065-003-000	4	1.00	166.46	61.01	227.46
075-065-004-000	4	1.00	166.46	61.01	227.46
075-065-005-000	4	1.00	166.46	61.01	227.46
075-065-006-000	4	1.00	166.46	61.01	227.46
075-065-007-000	4	1.00	166.46	61.01	227.46
075-065-008-000	4	1.00	166.46	61.01	227.46
075-065-009-000	4	1.00	166.46	61.01	227.46
075-065-010-000	4	1.00	166.46	61.01	227.46
075-065-011-000	4	1.00	166.46	61.01	227.46
075-065-012-000	4	1.00	166.46	61.01	227.46
075-065-013-000	4	1.00	166.46	61.01	227.46
075-065-014-000	4	1.00	166.46	61.01	227.46
075-065-015-000	4	1.00	166.46	61.01	227.46
075-065-016-000	4	1.00	166.46	61.01	227.46
075-065-018-000	4	1.00	166.46	61.01	227.46
075-065-019-000	4	1.00	166.46	61.01	227.46
075-065-020-000	4	1.00	166.46	61.01	227.46
075-065-021-000	4	1.00	166.46	61.01	227.46
075-065-022-000	4	1.00	166.46	61.01	227.46
075-065-023-000	4	1.00	166.46	61.01	227.46
075-065-024-000	4	1.00	166.46	61.01	227.46
075-065-025-000	4	1.00	166.46	61.01	227.46
075-065-026-000	4	1.00	166.46	61.01	227.46
075-065-027-000	4	1.00	166.46	61.01	227.46
075-065-028-000	4	1.00	166.46	61.01	227.46
075-065-029-000	4	1.00	166.46	61.01	227.46
075-065-030-000	4	1.00	166.46	61.01	227.46
075-065-031-000	4	1.00	166.46	61.01	227.46
075-065-032-000	4	1.00	166.46	61.01	227.46
075-065-033-000	4	1.00	166.46	61.01	227.46
075-065-034-000	4	1.00	166.46	61.01	227.46
075-065-035-000	4	1.00	166.46	61.01	227.46
075-065-036-000	4	1.00	166.46	61.01	227.46
075-065-037-000	4	1.00	166.46	61.01	227.46
075-065-038-000	4	1.00	166.46	61.01	227.46
075-065-039-000	4	1.00	166.46	61.01	227.46
075-065-040-000	4	1.00	166.46	61.01	227.46
075-065-041-000	4	1.00	166.46	61.01	227.46
075-065-042-000	4	1.00	166.46	61.01	227.46
075-065-043-000	4	1.00	166.46	61.01	227.46
075-065-044-000	4	1.00	166.46	61.01	227.46
075-065-045-000	4	1.00	166.46	61.01	227.46
075-065-046-000	4	1.00	166.46	61.01	227.46
075-065-047-000	4	1.00	166.46	61.01	227.46
075-065-048-000	4	1.00	166.46	61.01	227.46
075-065-049-000	4	1.00	166.46	61.01	227.46
075-065-050-000	4	1.00	166.46	61.01	227.46
075-065-051-000	4	1.00	166.46	61.01	227.46
075-065-052-000	4	1.00	166.46	61.01	227.46
075-065-053-000	4	1.00	166.46	61.01	227.46
075-065-054-000	4	1.00	166.46	61.01	227.46
075-066-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-066-007-000	4	1.00	166.46	61.01	227.46
075-066-008-000	4	1.00	166.46	61.01	227.46
075-066-009-000	4	1.00	166.46	61.01	227.46
075-066-010-000	4	1.00	166.46	61.01	227.46
075-066-011-000	4	1.00	166.46	61.01	227.46
075-066-012-000	4	1.00	166.46	61.01	227.46
075-066-013-000	4	1.00	166.46	61.01	227.46
075-066-014-000	4	1.00	166.46	61.01	227.46
075-066-015-000	4	1.00	166.46	61.01	227.46
075-066-016-000	4	1.00	166.46	61.01	227.46
075-066-017-000	4	1.00	166.46	61.01	227.46
075-066-018-000	4	1.00	166.46	61.01	227.46
075-066-019-000	4	1.00	166.46	61.01	227.46
075-066-020-000	4	1.00	166.46	61.01	227.46
075-066-021-000	4	1.00	166.46	61.01	227.46
075-066-022-000	4	1.00	166.46	61.01	227.46
075-066-023-000	4	1.00	166.46	61.01	227.46
075-066-024-000	4	1.00	166.46	61.01	227.46
075-066-025-000	4	1.00	166.46	61.01	227.46
075-066-026-000	4	1.00	166.46	61.01	227.46
075-066-027-000	4	1.00	166.46	61.01	227.46
075-066-028-000	4	1.00	166.46	61.01	227.46
075-066-029-000	4	1.00	166.46	61.01	227.46
075-066-030-000	4	1.00	166.46	61.01	227.46
075-066-031-000	4	1.00	166.46	61.01	227.46
075-066-032-000	4	1.00	166.46	61.01	227.46
075-066-033-000	4	1.00	166.46	61.01	227.46
075-066-034-000	4	1.00	166.46	61.01	227.46
075-066-035-000	4	1.00	166.46	61.01	227.46
075-066-036-000	4	1.00	166.46	61.01	227.46
075-066-037-000	4	1.00	166.46	61.01	227.46
075-066-038-000	4	1.00	166.46	61.01	227.46
075-066-039-000	4	1.00	166.46	61.01	227.46
075-066-040-000	4	1.00	166.46	61.01	227.46
075-066-041-000	4	1.00	166.46	61.01	227.46
075-066-042-000	4	1.00	166.46	61.01	227.46
075-067-001-000	4	1.00	166.46	61.01	227.46
075-067-002-000	4	1.00	166.46	61.01	227.46
075-067-003-000	4	1.00	166.46	61.01	227.46
075-067-004-000	4	1.00	166.46	61.01	227.46
075-067-005-000	4	1.00	166.46	61.01	227.46
075-067-006-000	4	1.00	166.46	61.01	227.46
075-067-007-000	4	1.00	166.46	61.01	227.46
075-067-008-000	4	1.00	166.46	61.01	227.46
075-067-009-000	4	1.00	166.46	61.01	227.46
075-067-010-000	4	1.00	166.46	61.01	227.46
075-067-011-000	4	1.00	166.46	61.01	227.46
075-067-012-000	4	1.00	166.46	61.01	227.46
075-067-013-000	4	1.00	166.46	61.01	227.46
075-067-014-000	4	1.00	166.46	61.01	227.46
075-067-015-000	4	1.00	166.46	61.01	227.46
075-067-016-000	4	1.00	166.46	61.01	227.46
075-067-017-000	4	1.00	166.46	61.01	227.46
075-067-018-000	4	1.00	166.46	61.01	227.46
075-067-019-000	4	1.00	166.46	61.01	227.46
075-067-020-000	4	1.00	166.46	61.01	227.46
075-067-021-000	4	1.00	166.46	61.01	227.46
075-067-022-000	4	1.00	166.46	61.01	227.46
075-067-023-000	4	1.00	166.46	61.01	227.46
075-067-024-000	4	1.00	166.46	61.01	227.46
075-067-025-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-026-000	4	1.00	166.46	61.01	227.46
075-067-027-000	4	1.00	166.46	61.01	227.46
075-067-028-000	4	1.00	166.46	61.01	227.46
075-067-029-000	4	1.00	166.46	61.01	227.46
075-067-030-000	4	1.00	166.46	61.01	227.46
075-067-031-000	4	1.00	166.46	61.01	227.46
075-067-032-000	4	1.00	166.46	61.01	227.46
075-067-033-000	4	1.00	166.46	61.01	227.46
075-067-034-000	4	1.00	166.46	61.01	227.46
075-067-035-000	4	1.00	166.46	61.01	227.46
075-067-036-000	4	1.00	166.46	61.01	227.46
075-067-037-000	4	1.00	166.46	61.01	227.46
075-067-038-000	4	1.00	166.46	61.01	227.46
075-067-039-000	4	1.00	166.46	61.01	227.46
075-067-040-000	4	1.00	166.46	61.01	227.46
075-067-041-000	4	1.00	166.46	61.01	227.46
075-067-042-000	4	1.00	166.46	61.01	227.46
075-067-043-000	4	1.00	166.46	61.01	227.46
075-067-044-000	4	1.00	166.46	61.01	227.46
075-067-045-000	4	1.00	166.46	61.01	227.46
075-067-046-000	4	1.00	166.46	61.01	227.46
075-067-047-000	4	1.00	166.46	61.01	227.46
075-067-048-000	4	1.00	166.46	61.01	227.46
075-067-049-000	4	1.00	166.46	61.01	227.46
075-067-050-000	4	1.00	166.46	61.01	227.46
075-067-051-000	4	1.00	166.46	61.01	227.46
075-067-052-000	4	1.00	166.46	61.01	227.46
075-067-053-000	4	1.00	166.46	61.01	227.46
075-067-054-000	4	1.00	166.46	61.01	227.46
075-067-055-000	4	1.00	166.46	61.01	227.46
075-067-056-000	4	1.00	166.46	61.01	227.46
075-067-057-000	4	1.00	166.46	61.01	227.46
075-067-058-000	4	1.00	166.46	61.01	227.46
075-067-059-000	4	1.00	166.46	61.01	227.46
075-067-060-000	4	1.00	166.46	61.01	227.46
075-067-061-000	4	1.00	166.46	61.01	227.46
075-067-062-000	4	1.00	166.46	61.01	227.46
075-067-063-000	4	1.00	166.46	61.01	227.46
075-067-064-000	4	1.00	166.46	61.01	227.46
075-067-065-000	4	1.00	166.46	61.01	227.46
075-067-066-000	4	1.00	166.46	61.01	227.46
075-067-067-000	4	1.00	166.46	61.01	227.46
075-067-068-000	4	1.00	166.46	61.01	227.46
075-067-069-000	4	1.00	166.46	61.01	227.46
075-067-070-000	4	1.00	166.46	61.01	227.46
075-067-071-000	4	1.00	166.46	61.01	227.46
075-067-072-000	4	1.00	166.46	61.01	227.46
075-067-073-000	4	1.00	166.46	61.01	227.46
075-067-074-000	4	1.00	166.46	61.01	227.46
075-067-075-000	4	1.00	166.46	61.01	227.46
075-067-076-000	4	1.00	166.46	61.01	227.46
075-067-077-000	4	1.00	166.46	61.01	227.46
075-067-078-000	4	1.00	166.46	61.01	227.46
075-067-079-000	4	1.00	166.46	61.01	227.46
075-067-080-000	4	1.00	166.46	61.01	227.46
075-067-081-000	4	1.00	166.46	61.01	227.46
075-067-082-000	4	1.00	166.46	61.01	227.46
075-067-083-000	4	1.00	166.46	61.01	227.46
075-067-084-000	4	1.00	166.46	61.01	227.46
075-067-085-000	4	1.00	166.46	61.01	227.46
075-067-086-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-067-087-000	4	1.00	166.46	61.01	227.46
075-067-088-000	4	1.00	166.46	61.01	227.46
075-067-089-000	4	1.00	166.46	61.01	227.46
075-068-001-000	4	1.00	166.46	61.01	227.46
075-068-002-000	4	1.00	166.46	61.01	227.46
075-068-003-000	4	1.00	166.46	61.01	227.46
075-068-004-000	4	1.00	166.46	61.01	227.46
075-068-005-000	4	1.00	166.46	61.01	227.46
075-068-006-000	4	1.00	166.46	61.01	227.46
075-068-007-000	4	1.00	166.46	61.01	227.46
075-068-008-000	4	1.00	166.46	61.01	227.46
075-068-009-000	4	1.00	166.46	61.01	227.46
075-068-010-000	4	1.00	166.46	61.01	227.46
075-068-012-000	4	1.00	166.46	61.01	227.46
075-068-013-000	4	1.00	166.46	61.01	227.46
075-068-014-000	4	1.00	166.46	61.01	227.46
075-068-015-000	4	1.00	166.46	61.01	227.46
075-068-016-000	4	1.00	166.46	61.01	227.46
075-068-017-000	4	1.00	166.46	61.01	227.46
075-068-018-000	4	1.00	166.46	61.01	227.46
075-068-019-000	4	1.00	166.46	61.01	227.46
075-068-020-000	4	1.00	166.46	61.01	227.46
075-068-021-000	4	1.00	166.46	61.01	227.46
075-068-022-000	4	1.00	166.46	61.01	227.46
075-068-023-000	4	1.00	166.46	61.01	227.46
075-068-024-000	4	1.00	166.46	61.01	227.46
075-068-025-000	4	1.00	166.46	61.01	227.46
075-068-026-000	4	1.00	166.46	61.01	227.46
075-068-027-000	4	1.00	166.46	61.01	227.46
075-068-028-000	4	1.00	166.46	61.01	227.46
075-068-029-000	4	1.00	166.46	61.01	227.46
075-068-030-000	4	1.00	166.46	61.01	227.46
075-068-031-000	4	1.00	166.46	61.01	227.46
075-068-032-000	4	1.00	166.46	61.01	227.46
075-068-033-000	4	1.00	166.46	61.01	227.46
075-068-034-000	4	1.00	166.46	61.01	227.46
075-068-035-000	4	1.00	166.46	61.01	227.46
075-068-036-000	4	1.00	166.46	61.01	227.46
075-068-037-000	4	1.00	166.46	61.01	227.46
075-068-038-000	4	1.00	166.46	61.01	227.46
075-068-039-000	4	1.00	166.46	61.01	227.46
075-068-040-000	4	1.00	166.46	61.01	227.46
075-068-041-000	4	1.00	166.46	61.01	227.46
075-068-042-000	4	1.00	166.46	61.01	227.46
075-068-043-000	4	1.00	166.46	61.01	227.46
075-068-044-000	4	1.00	166.46	61.01	227.46
075-068-045-000	4	1.00	166.46	61.01	227.46
075-068-046-000	4	1.00	166.46	61.01	227.46
075-068-047-000	4	1.00	166.46	61.01	227.46
075-068-048-000	4	1.00	166.46	61.01	227.46
075-068-049-000	4	1.00	166.46	61.01	227.46
075-068-050-000	4	1.00	166.46	61.01	227.46
075-068-051-000	4	1.00	166.46	61.01	227.46
075-068-052-000	4	1.00	166.46	61.01	227.46
075-068-053-000	4	1.00	166.46	61.01	227.46
075-068-054-000	4	1.00	166.46	61.01	227.46
075-068-055-000	4	1.00	166.46	61.01	227.46
075-068-056-000	4	1.00	166.46	61.01	227.46
075-068-057-000	4	1.00	166.46	61.01	227.46
075-068-058-000	4	1.00	166.46	61.01	227.46
075-068-059-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-068-060-000	4	1.00	166.46	61.01	227.46
075-069-004-000	4	1.00	166.46	61.01	227.46
075-069-005-000	4	1.00	166.46	61.01	227.46
075-069-006-000	4	1.00	166.46	61.01	227.46
075-069-007-000	4	1.00	166.46	61.01	227.46
075-069-008-000	4	1.00	166.46	61.01	227.46
075-069-009-000	4	1.00	166.46	61.01	227.46
075-069-010-000	4	1.00	166.46	61.01	227.46
075-069-011-000	4	1.00	166.46	61.01	227.46
075-069-012-000	4	1.00	166.46	61.01	227.46
075-069-013-000	4	1.00	166.46	61.01	227.46
075-069-014-000	4	1.00	166.46	61.01	227.46
075-069-015-000	4	1.00	166.46	61.01	227.46
075-069-016-000	4	1.00	166.46	61.01	227.46
075-069-017-000	4	1.00	166.46	61.01	227.46
075-069-018-000	4	1.00	166.46	61.01	227.46
075-069-019-000	4	1.00	166.46	61.01	227.46
075-069-020-000	4	1.00	166.46	61.01	227.46
075-069-021-000	4	1.00	166.46	61.01	227.46
075-069-022-000	4	1.00	166.46	61.01	227.46
075-069-023-000	4	1.00	166.46	61.01	227.46
075-069-024-000	4	1.00	166.46	61.01	227.46
075-069-025-000	4	1.00	166.46	61.01	227.46
075-069-026-000	4	1.00	166.46	61.01	227.46
075-069-027-000	4	1.00	166.46	61.01	227.46
075-069-028-000	4	1.00	166.46	61.01	227.46
075-070-001-000	4	1.00	166.46	61.01	227.46
075-070-002-000	4	1.00	166.46	61.01	227.46
075-070-003-000	4	1.00	166.46	61.01	227.46
075-071-001-000	4	1.00	166.46	61.01	227.46
075-071-002-000	4	1.00	166.46	61.01	227.46
075-071-003-000	4	1.00	166.46	61.01	227.46
075-071-004-000	4	1.00	166.46	61.01	227.46
075-071-005-000	4	1.00	166.46	61.01	227.46
075-071-006-000	4	1.00	166.46	61.01	227.46
075-071-007-000	4	1.00	166.46	61.01	227.46
075-071-008-000	4	1.00	166.46	61.01	227.46
075-071-009-000	4	1.00	166.46	61.01	227.46
075-071-010-000	4	1.00	166.46	61.01	227.46
075-071-011-000	4	1.00	166.46	61.01	227.46
075-071-012-000	4	1.00	166.46	61.01	227.46
075-071-013-000	4	1.00	166.46	61.01	227.46
075-071-014-000	4	1.00	166.46	61.01	227.46
075-071-015-000	4	1.00	166.46	61.01	227.46
075-071-016-000	4	1.00	166.46	61.01	227.46
075-071-017-000	4	1.00	166.46	61.01	227.46
075-071-018-000	4	1.00	166.46	61.01	227.46
075-071-019-000	4	1.00	166.46	61.01	227.46
075-071-020-000	4	1.00	166.46	61.01	227.46
075-071-021-000	4	1.00	166.46	61.01	227.46
075-071-023-000	4	1.00	166.46	61.01	227.46
075-071-024-000	4	1.00	166.46	61.01	227.46
075-071-025-000	4	1.00	166.46	61.01	227.46
075-071-026-000	4	1.00	166.46	61.01	227.46
075-071-027-000	4	1.00	166.46	61.01	227.46
075-071-028-000	4	1.00	166.46	61.01	227.46
075-071-029-000	4	1.00	166.46	61.01	227.46
075-071-030-000	4	1.00	166.46	61.01	227.46
075-071-031-000	4	1.00	166.46	61.01	227.46
075-071-032-000	4	1.00	166.46	61.01	227.46
075-071-033-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-071-034-000	4	1.00	166.46	61.01	227.46
075-071-035-000	4	1.00	166.46	61.01	227.46
075-071-036-000	4	1.00	166.46	61.01	227.46
075-071-037-000	4	1.00	166.46	61.01	227.46
075-071-038-000	4	1.00	166.46	61.01	227.46
075-071-039-000	4	1.00	166.46	61.01	227.46
075-071-040-000	4	1.00	166.46	61.01	227.46
075-071-041-000	4	1.00	166.46	61.01	227.46
075-071-042-000	4	1.00	166.46	61.01	227.46
075-071-043-000	4	1.00	166.46	61.01	227.46
075-071-044-000	4	1.00	166.46	61.01	227.46
075-071-045-000	4	1.00	166.46	61.01	227.46
075-071-046-000	4	1.00	166.46	61.01	227.46
075-071-047-000	4	1.00	166.46	61.01	227.46
075-071-048-000	4	1.00	166.46	61.01	227.46
075-071-049-000	4	1.00	166.46	61.01	227.46
075-071-050-000	4	1.00	166.46	61.01	227.46
075-071-051-000	4	1.00	166.46	61.01	227.46
075-071-052-000	4	1.00	166.46	61.01	227.46
075-071-056-000	4	1.00	166.46	61.01	227.46
075-071-057-000	4	1.00	166.46	61.01	227.46
075-071-059-000	4	1.00	166.46	61.01	227.46
075-071-060-000	4	1.00	166.46	61.01	227.46
075-071-061-000	4	1.00	166.46	61.01	227.46
075-072-001-000	4	1.00	166.46	61.01	227.46
075-072-002-000	4	1.00	166.46	61.01	227.46
075-072-003-000	4	1.00	166.46	61.01	227.46
075-072-004-000	4	1.00	166.46	61.01	227.46
075-072-005-000	4	1.00	166.46	61.01	227.46
075-072-006-000	4	1.00	166.46	61.01	227.46
075-072-007-000	4	1.00	166.46	61.01	227.46
075-072-008-000	4	1.00	166.46	61.01	227.46
075-072-009-000	4	1.00	166.46	61.01	227.46
075-072-010-000	4	1.00	166.46	61.01	227.46
075-072-011-000	4	1.00	166.46	61.01	227.46
075-072-012-000	4	1.00	166.46	61.01	227.46
075-072-013-000	4	1.00	166.46	61.01	227.46
075-072-014-000	4	1.00	166.46	61.01	227.46
075-072-015-000	4	1.00	166.46	61.01	227.46
075-072-016-000	4	1.00	166.46	61.01	227.46
075-072-017-000	4	1.00	166.46	61.01	227.46
075-072-018-000	4	1.00	166.46	61.01	227.46
075-072-019-000	4	1.00	166.46	61.01	227.46
075-072-020-000	4	1.00	166.46	61.01	227.46
075-072-021-000	4	1.00	166.46	61.01	227.46
075-072-022-000	4	1.00	166.46	61.01	227.46
075-072-023-000	4	1.00	166.46	61.01	227.46
075-072-024-000	4	1.00	166.46	61.01	227.46
075-072-025-000	4	1.00	166.46	61.01	227.46
075-072-026-000	4	1.00	166.46	61.01	227.46
075-072-027-000	4	1.00	166.46	61.01	227.46
075-072-028-000	4	1.00	166.46	61.01	227.46
075-072-029-000	4	1.00	166.46	61.01	227.46
075-072-030-000	4	1.00	166.46	61.01	227.46
075-072-031-000	4	1.00	166.46	61.01	227.46
075-072-032-000	4	1.00	166.46	61.01	227.46
075-072-033-000	4	1.00	166.46	61.01	227.46
075-072-034-000	4	1.00	166.46	61.01	227.46
075-072-035-000	4	1.00	166.46	61.01	227.46
075-072-036-000	4	1.00	166.46	61.01	227.46
075-072-037-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-072-038-000	4	1.00	166.46	61.01	227.46
075-072-039-000	4	1.00	166.46	61.01	227.46
075-072-040-000	4	1.00	166.46	61.01	227.46
075-072-041-000	4	1.00	166.46	61.01	227.46
075-072-042-000	4	1.00	166.46	61.01	227.46
075-072-043-000	4	1.00	166.46	61.01	227.46
075-072-044-000	4	1.00	166.46	61.01	227.46
075-072-045-000	4	1.00	166.46	61.01	227.46
075-072-046-000	4	1.00	166.46	61.01	227.46
075-072-047-000	4	1.00	166.46	61.01	227.46
075-072-048-000	4	1.00	166.46	61.01	227.46
075-072-049-000	4	1.00	166.46	61.01	227.46
075-072-050-000	4	1.00	166.46	61.01	227.46
075-072-051-000	4	1.00	166.46	61.01	227.46
075-072-052-000	4	1.00	166.46	61.01	227.46
075-072-053-000	4	1.00	166.46	61.01	227.46
075-072-054-000	4	1.00	166.46	61.01	227.46
075-072-055-000	4	1.00	166.46	61.01	227.46
075-072-056-000	4	1.00	166.46	61.01	227.46
075-072-057-000	4	1.00	166.46	61.01	227.46
075-072-058-000	4	1.00	166.46	61.01	227.46
075-072-059-000	4	1.00	166.46	61.01	227.46
075-072-060-000	4	1.00	166.46	61.01	227.46
075-072-061-000	4	1.00	166.46	61.01	227.46
075-072-062-000	4	1.00	166.46	61.01	227.46
075-072-063-000	4	1.00	166.46	61.01	227.46
075-072-064-000	4	1.00	166.46	61.01	227.46
075-072-065-000	4	1.00	166.46	61.01	227.46
075-072-066-000	4	1.00	166.46	61.01	227.46
075-072-067-000	4	1.00	166.46	61.01	227.46
075-072-068-000	4	1.00	166.46	61.01	227.46
075-072-069-000	4	1.00	166.46	61.01	227.46
075-072-070-000	4	1.00	166.46	61.01	227.46
075-072-071-000	4	1.00	166.46	61.01	227.46
075-072-072-000	4	1.00	166.46	61.01	227.46
075-072-073-000	4	1.00	166.46	61.01	227.46
075-072-074-000	4	1.00	166.46	61.01	227.46
075-072-075-000	4	1.00	166.46	61.01	227.46
075-072-076-000	4	1.00	166.46	61.01	227.46
075-072-077-000	4	1.00	166.46	61.01	227.46
075-072-078-000	4	1.00	166.46	61.01	227.46
075-072-081-000	4	1.00	166.46	61.01	227.46
075-072-082-000	4	1.00	166.46	61.01	227.46
075-072-083-000	4	1.00	166.46	61.01	227.46
075-072-084-000	4	1.00	166.46	61.01	227.46
075-072-085-000	4	1.00	166.46	61.01	227.46
075-072-086-000	4	1.00	166.46	61.01	227.46
075-072-087-000	4	1.00	166.46	61.01	227.46
075-072-088-000	4	1.00	166.46	61.01	227.46
075-072-089-000	4	1.00	166.46	61.01	227.46
075-072-090-000	4	1.00	166.46	61.01	227.46
075-072-091-000	4	1.00	166.46	61.01	227.46
075-072-092-000	4	1.00	166.46	61.01	227.46
075-072-093-000	4	1.00	166.46	61.01	227.46
075-072-094-000	4	1.00	166.46	61.01	227.46
075-072-095-000	4	1.00	166.46	61.01	227.46
075-072-096-000	4	1.00	166.46	61.01	227.46
075-073-005-000	4	1.00	166.46	61.01	227.46
075-073-006-000	4	1.00	166.46	61.01	227.46
075-073-007-000	4	1.00	166.46	61.01	227.46
075-073-008-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-009-000	4	1.00	166.46	61.01	227.46
075-073-010-000	4	1.00	166.46	61.01	227.46
075-073-011-000	4	1.00	166.46	61.01	227.46
075-073-012-000	4	1.00	166.46	61.01	227.46
075-073-013-000	4	1.00	166.46	61.01	227.46
075-073-014-000	4	1.00	166.46	61.01	227.46
075-073-015-000	4	1.00	166.46	61.01	227.46
075-073-016-000	4	1.00	166.46	61.01	227.46
075-073-017-000	4	1.00	166.46	61.01	227.46
075-073-018-000	4	1.00	166.46	61.01	227.46
075-073-019-000	4	1.00	166.46	61.01	227.46
075-073-020-000	4	1.00	166.46	61.01	227.46
075-073-021-000	4	1.00	166.46	61.01	227.46
075-073-022-000	4	1.00	166.46	61.01	227.46
075-073-023-000	4	1.00	166.46	61.01	227.46
075-073-024-000	4	1.00	166.46	61.01	227.46
075-073-025-000	4	1.00	166.46	61.01	227.46
075-073-026-000	4	1.00	166.46	61.01	227.46
075-073-027-000	4	1.00	166.46	61.01	227.46
075-073-028-000	4	1.00	166.46	61.01	227.46
075-073-029-000	4	1.00	166.46	61.01	227.46
075-073-030-000	4	1.00	166.46	61.01	227.46
075-073-031-000	4	1.00	166.46	61.01	227.46
075-073-032-000	4	1.00	166.46	61.01	227.46
075-073-033-000	4	1.00	166.46	61.01	227.46
075-073-034-000	4	1.00	166.46	61.01	227.46
075-073-035-000	4	1.00	166.46	61.01	227.46
075-073-036-000	4	1.00	166.46	61.01	227.46
075-073-037-000	4	1.00	166.46	61.01	227.46
075-073-038-000	4	1.00	166.46	61.01	227.46
075-073-039-000	4	1.00	166.46	61.01	227.46
075-073-040-000	4	1.00	166.46	61.01	227.46
075-073-041-000	4	1.00	166.46	61.01	227.46
075-073-042-000	4	1.00	166.46	61.01	227.46
075-073-043-000	4	1.00	166.46	61.01	227.46
075-073-044-000	4	1.00	166.46	61.01	227.46
075-073-045-000	4	1.00	166.46	61.01	227.46
075-073-046-000	4	1.00	166.46	61.01	227.46
075-073-047-000	4	1.00	166.46	61.01	227.46
075-073-048-000	4	1.00	166.46	61.01	227.46
075-073-049-000	4	1.00	166.46	61.01	227.46
075-073-050-000	4	1.00	166.46	61.01	227.46
075-073-051-000	4	1.00	166.46	61.01	227.46
075-073-052-000	4	1.00	166.46	61.01	227.46
075-073-053-000	4	1.00	166.46	61.01	227.46
075-073-054-000	4	1.00	166.46	61.01	227.46
075-073-055-000	4	1.00	166.46	61.01	227.46
075-073-056-000	4	1.00	166.46	61.01	227.46
075-073-057-000	4	1.00	166.46	61.01	227.46
075-073-058-000	4	1.00	166.46	61.01	227.46
075-073-059-000	4	1.00	166.46	61.01	227.46
075-073-060-000	4	1.00	166.46	61.01	227.46
075-073-061-000	4	1.00	166.46	61.01	227.46
075-073-062-000	4	1.00	166.46	61.01	227.46
075-073-063-000	4	9.00	1,498.14	549.09	2,047.22
075-073-064-000	4	9.00	1,498.14	549.09	2,047.22
075-073-065-000	4	1.00	166.46	61.01	227.46
075-073-066-000	4	1.00	166.46	61.01	227.46
075-073-067-000	4	1.00	166.46	61.01	227.46
075-073-068-000	4	1.00	166.46	61.01	227.46
075-073-069-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-073-070-000	4	1.00	166.46	61.01	227.46
075-073-071-000	4	1.00	166.46	61.01	227.46
075-073-072-000	4	1.00	166.46	61.01	227.46
075-073-073-000	4	1.00	166.46	61.01	227.46
075-073-074-000	4	1.00	166.46	61.01	227.46
075-073-075-000	4	1.00	166.46	61.01	227.46
075-073-076-000	4	1.00	166.46	61.01	227.46
075-073-077-000	4	1.00	166.46	61.01	227.46
075-073-078-000	4	1.00	166.46	61.01	227.46
075-073-079-000	4	1.00	166.46	61.01	227.46
075-073-080-000	4	1.00	166.46	61.01	227.46
075-073-081-000	4	1.00	166.46	61.01	227.46
075-073-082-000	4	1.00	166.46	61.01	227.46
075-073-083-000	4	1.00	166.46	61.01	227.46
075-073-084-000	4	1.00	166.46	61.01	227.46
075-073-085-000	4	1.00	166.46	61.01	227.46
075-073-086-000	4	1.00	166.46	61.01	227.46
075-073-087-000	4	1.00	166.46	61.01	227.46
075-073-088-000	4	1.00	166.46	61.01	227.46
075-073-089-000	4	1.00	166.46	61.01	227.46
075-073-090-000	4	1.00	166.46	61.01	227.46
075-073-091-000	4	1.00	166.46	61.01	227.46
075-073-092-000	4	1.00	166.46	61.01	227.46
075-073-093-000	4	1.00	166.46	61.01	227.46
075-073-094-000	4	1.00	166.46	61.01	227.46
075-073-095-000	4	1.00	166.46	61.01	227.46
075-073-096-000	4	1.00	166.46	61.01	227.46
075-073-097-000	4	1.00	166.46	61.01	227.46
075-073-098-000	4	1.00	166.46	61.01	227.46
075-073-099-000	4	1.00	166.46	61.01	227.46
075-073-100-000	4	1.00	166.46	61.01	227.46
075-073-101-000	4	1.00	166.46	61.01	227.46
075-073-102-000	4	1.00	166.46	61.01	227.46
075-073-103-000	4	1.00	166.46	61.01	227.46
075-073-104-000	4	1.00	166.46	61.01	227.46
075-073-105-000	4	1.00	166.46	61.01	227.46
075-073-106-000	4	1.00	166.46	61.01	227.46
075-073-107-000	4	1.00	166.46	61.01	227.46
075-073-108-000	4	1.00	166.46	61.01	227.46
075-073-109-000	4	1.00	166.46	61.01	227.46
075-073-110-000	4	1.00	166.46	61.01	227.46
075-073-111-000	4	1.00	166.46	61.01	227.46
075-074-001-000	4	1.00	166.46	61.01	227.46
075-074-002-000	4	1.00	166.46	61.01	227.46
075-074-003-000	4	1.00	166.46	61.01	227.46
075-074-004-000	4	1.00	166.46	61.01	227.46
075-074-005-000	4	1.00	166.46	61.01	227.46
075-074-006-000	4	1.00	166.46	61.01	227.46
075-074-007-000	4	1.00	166.46	61.01	227.46
075-074-008-000	4	1.00	166.46	61.01	227.46
075-074-009-000	4	1.00	166.46	61.01	227.46
075-074-010-000	4	1.00	166.46	61.01	227.46
075-074-011-000	4	1.00	166.46	61.01	227.46
075-074-012-000	4	1.00	166.46	61.01	227.46
075-074-013-000	4	1.00	166.46	61.01	227.46
075-074-014-000	4	1.00	166.46	61.01	227.46
075-074-015-000	4	1.00	166.46	61.01	227.46
075-074-016-000	4	1.00	166.46	61.01	227.46
075-074-017-000	4	1.00	166.46	61.01	227.46
075-074-018-000	4	1.00	166.46	61.01	227.46
075-074-019-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-074-020-000	4	1.00	166.46	61.01	227.46
075-074-021-000	4	1.00	166.46	61.01	227.46
075-074-022-000	4	1.00	166.46	61.01	227.46
075-074-023-000	4	1.00	166.46	61.01	227.46
075-074-024-000	4	1.00	166.46	61.01	227.46
075-074-025-000	4	1.00	166.46	61.01	227.46
075-074-026-000	4	1.00	166.46	61.01	227.46
075-074-027-000	4	1.00	166.46	61.01	227.46
075-074-028-000	4	1.00	166.46	61.01	227.46
075-074-029-000	4	1.00	166.46	61.01	227.46
075-074-030-000	4	1.00	166.46	61.01	227.46
075-074-031-000	4	1.00	166.46	61.01	227.46
075-074-032-000	4	1.00	166.46	61.01	227.46
075-074-033-000	4	1.00	166.46	61.01	227.46
075-074-034-000	4	1.00	166.46	61.01	227.46
075-074-035-000	4	1.00	166.46	61.01	227.46
075-074-036-000	4	1.00	166.46	61.01	227.46
075-074-037-000	4	1.00	166.46	61.01	227.46
075-074-038-000	4	1.00	166.46	61.01	227.46
075-074-039-000	4	1.00	166.46	61.01	227.46
075-074-040-000	4	1.00	166.46	61.01	227.46
075-074-041-000	4	1.00	166.46	61.01	227.46
075-074-042-000	4	1.00	166.46	61.01	227.46
075-074-043-000	4	1.00	166.46	61.01	227.46
075-074-044-000	4	1.00	166.46	61.01	227.46
075-074-045-000	4	1.00	166.46	61.01	227.46
075-074-046-000	4	1.00	166.46	61.01	227.46
075-074-047-000	4	1.00	166.46	61.01	227.46
075-074-048-000	4	1.00	166.46	61.01	227.46
075-074-049-000	4	1.00	166.46	61.01	227.46
075-074-050-000	4	1.00	166.46	61.01	227.46
075-074-051-000	4	1.00	166.46	61.01	227.46
075-074-052-000	4	1.00	166.46	61.01	227.46
075-074-053-000	4	1.00	166.46	61.01	227.46
075-074-054-000	4	1.00	166.46	61.01	227.46
075-074-055-000	4	1.00	166.46	61.01	227.46
075-074-056-000	4	1.00	166.46	61.01	227.46
075-074-057-000	4	1.00	166.46	61.01	227.46
075-074-058-000	4	1.00	166.46	61.01	227.46
075-074-059-000	4	1.00	166.46	61.01	227.46
075-074-060-000	4	1.00	166.46	61.01	227.46
075-074-061-000	4	1.00	166.46	61.01	227.46
075-074-062-000	4	1.00	166.46	61.01	227.46
075-074-063-000	4	1.00	166.46	61.01	227.46
075-074-064-000	4	1.00	166.46	61.01	227.46
075-074-065-000	4	1.00	166.46	61.01	227.46
075-074-066-000	4	1.00	166.46	61.01	227.46
075-074-067-000	4	1.00	166.46	61.01	227.46
075-074-068-000	4	1.00	166.46	61.01	227.46
075-074-069-000	4	1.00	166.46	61.01	227.46
075-074-070-000	4	1.00	166.46	61.01	227.46
075-074-071-000	4	1.00	166.46	61.01	227.46
075-074-072-000	4	1.00	166.46	61.01	227.46
075-074-073-000	4	1.00	166.46	61.01	227.46
075-074-074-000	4	1.00	166.46	61.01	227.46
075-074-075-000	4	1.00	166.46	61.01	227.46
075-074-076-000	4	1.00	166.46	61.01	227.46
075-074-077-000	4	1.00	166.46	61.01	227.46
075-074-078-000	4	1.00	166.46	61.01	227.46
075-074-079-000	4	1.00	166.46	61.01	227.46
075-074-080-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-075-001-000	4	1.00	166.46	61.01	227.46
075-075-002-000	4	1.00	166.46	61.01	227.46
075-075-003-000	4	1.00	166.46	61.01	227.46
075-075-004-000	4	1.00	166.46	61.01	227.46
075-075-005-000	4	1.00	166.46	61.01	227.46
075-075-006-000	4	1.00	166.46	61.01	227.46
075-075-007-000	4	1.00	166.46	61.01	227.46
075-075-008-000	4	1.00	166.46	61.01	227.46
075-075-009-000	4	1.00	166.46	61.01	227.46
075-075-010-000	4	1.00	166.46	61.01	227.46
075-075-011-000	4	1.00	166.46	61.01	227.46
075-075-012-000	4	1.00	166.46	61.01	227.46
075-075-013-000	4	1.00	166.46	61.01	227.46
075-075-014-000	4	1.00	166.46	61.01	227.46
075-075-015-000	4	1.00	166.46	61.01	227.46
075-075-016-000	4	1.00	166.46	61.01	227.46
075-075-017-000	4	1.00	166.46	61.01	227.46
075-075-018-000	4	1.00	166.46	61.01	227.46
075-075-019-000	4	1.00	166.46	61.01	227.46
075-075-020-000	4	1.00	166.46	61.01	227.46
075-075-021-000	4	1.00	166.46	61.01	227.46
075-075-022-000	4	1.00	166.46	61.01	227.46
075-075-023-000	4	1.00	166.46	61.01	227.46
075-075-024-000	4	1.00	166.46	61.01	227.46
075-075-025-000	4	1.00	166.46	61.01	227.46
075-075-026-000	4	1.00	166.46	61.01	227.46
075-075-027-000	4	1.00	166.46	61.01	227.46
075-075-028-000	4	1.00	166.46	61.01	227.46
075-075-029-000	4	1.00	166.46	61.01	227.46
075-075-030-000	4	1.00	166.46	61.01	227.46
075-075-032-000	4	1.00	166.46	61.01	227.46
075-075-033-000	4	1.00	166.46	61.01	227.46
075-075-034-000	4	1.00	166.46	61.01	227.46
075-075-035-000	4	1.00	166.46	61.01	227.46
075-075-036-000	4	1.00	166.46	61.01	227.46
075-075-037-000	4	1.00	166.46	61.01	227.46
075-075-038-000	4	1.00	166.46	61.01	227.46
075-075-039-000	4	1.00	166.46	61.01	227.46
075-075-040-000	4	1.00	166.46	61.01	227.46
075-075-041-000	4	1.00	166.46	61.01	227.46
075-075-042-000	4	1.00	166.46	61.01	227.46
075-075-043-000	4	1.00	166.46	61.01	227.46
075-075-044-000	4	1.00	166.46	61.01	227.46
075-075-045-000	4	1.00	166.46	61.01	227.46
075-075-046-000	4	1.00	166.46	61.01	227.46
075-075-047-000	4	1.00	166.46	61.01	227.46
075-075-048-000	4	1.00	166.46	61.01	227.46
075-075-049-000	4	1.00	166.46	61.01	227.46
075-075-050-000	4	1.00	166.46	61.01	227.46
075-075-051-000	4	1.00	166.46	61.01	227.46
075-076-001-000	4	1.00	166.46	61.01	227.46
075-076-002-000	4	1.00	166.46	61.01	227.46
075-076-003-000	4	1.00	166.46	61.01	227.46
075-076-004-000	4	1.00	166.46	61.01	227.46
075-076-005-000	4	1.00	166.46	61.01	227.46
075-076-006-000	4	1.00	166.46	61.01	227.46
075-076-007-000	4	1.00	166.46	61.01	227.46
075-076-008-000	4	1.00	166.46	61.01	227.46
075-076-009-000	4	1.00	166.46	61.01	227.46
075-076-010-000	4	1.00	166.46	61.01	227.46
075-076-011-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-076-012-000	4	1.00	166.46	61.01	227.46
075-076-013-000	4	1.00	166.46	61.01	227.46
075-076-014-000	4	1.00	166.46	61.01	227.46
075-076-015-000	4	1.00	166.46	61.01	227.46
075-076-016-000	4	1.00	166.46	61.01	227.46
075-076-017-000	4	1.00	166.46	61.01	227.46
075-076-018-000	4	1.00	166.46	61.01	227.46
075-076-019-000	4	1.00	166.46	61.01	227.46
075-076-020-000	4	1.00	166.46	61.01	227.46
075-076-021-000	4	1.00	166.46	61.01	227.46
075-076-022-000	4	1.00	166.46	61.01	227.46
075-076-023-000	4	1.00	166.46	61.01	227.46
075-076-024-000	4	1.00	166.46	61.01	227.46
075-076-025-000	4	1.00	166.46	61.01	227.46
075-076-026-000	4	1.00	166.46	61.01	227.46
075-076-027-000	4	1.00	166.46	61.01	227.46
075-076-028-000	4	1.00	166.46	61.01	227.46
075-076-029-000	4	1.00	166.46	61.01	227.46
075-076-030-000	4	1.00	166.46	61.01	227.46
075-076-031-000	4	1.00	166.46	61.01	227.46
075-076-033-000	4	1.00	166.46	61.01	227.46
075-076-034-000	4	1.00	166.46	61.01	227.46
075-076-035-000	4	1.00	166.46	61.01	227.46
075-076-036-000	4	1.00	166.46	61.01	227.46
075-076-037-000	4	1.00	166.46	61.01	227.46
075-076-038-000	4	1.00	166.46	61.01	227.46
075-076-039-000	4	1.00	166.46	61.01	227.46
075-076-040-000	4	1.00	166.46	61.01	227.46
075-076-041-000	4	1.00	166.46	61.01	227.46
075-076-042-000	4	1.00	166.46	61.01	227.46
075-076-043-000	4	1.00	166.46	61.01	227.46
075-076-044-000	4	1.00	166.46	61.01	227.46
075-076-045-000	4	1.00	166.46	61.01	227.46
075-076-046-000	4	1.00	166.46	61.01	227.46
075-076-047-000	4	1.00	166.46	61.01	227.46
075-076-048-000	4	1.00	166.46	61.01	227.46
075-076-049-000	4	1.00	166.46	61.01	227.46
075-076-050-000	4	1.00	166.46	61.01	227.46
075-076-051-000	4	1.00	166.46	61.01	227.46
075-076-052-000	4	1.00	166.46	61.01	227.46
075-076-053-000	4	1.00	166.46	61.01	227.46
075-076-054-000	4	1.00	166.46	61.01	227.46
075-077-001-000	4	1.00	166.46	61.01	227.46
075-077-002-000	4	1.00	166.46	61.01	227.46
075-077-003-000	4	1.00	166.46	61.01	227.46
075-077-004-000	4	1.00	166.46	61.01	227.46
075-077-005-000	4	1.00	166.46	61.01	227.46
075-077-006-000	4	1.00	166.46	61.01	227.46
075-077-007-000	4	1.00	166.46	61.01	227.46
075-077-008-000	4	1.00	166.46	61.01	227.46
075-077-009-000	4	1.00	166.46	61.01	227.46
075-077-010-000	4	1.00	166.46	61.01	227.46
075-077-011-000	4	1.00	166.46	61.01	227.46
075-077-012-000	4	1.00	166.46	61.01	227.46
075-077-013-000	4	1.00	166.46	61.01	227.46
075-077-014-000	4	1.00	166.46	61.01	227.46
075-077-015-000	4	1.00	166.46	61.01	227.46
075-077-016-000	4	1.00	166.46	61.01	227.46
075-077-017-000	4	1.00	166.46	61.01	227.46
075-077-018-000	4	1.00	166.46	61.01	227.46
075-077-019-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-077-020-000	4	1.00	166.46	61.01	227.46
075-077-021-000	4	1.00	166.46	61.01	227.46
075-077-022-000	4	1.00	166.46	61.01	227.46
075-077-023-000	4	1.00	166.46	61.01	227.46
075-077-024-000	4	1.00	166.46	61.01	227.46
075-077-025-000	4	1.00	166.46	61.01	227.46
075-077-026-000	4	1.00	166.46	61.01	227.46
075-077-027-000	4	1.00	166.46	61.01	227.46
075-077-028-000	4	1.00	166.46	61.01	227.46
075-077-029-000	4	1.00	166.46	61.01	227.46
075-077-030-000	4	1.00	166.46	61.01	227.46
075-077-031-000	4	1.00	166.46	61.01	227.46
075-077-032-000	4	1.00	166.46	61.01	227.46
075-077-033-000	4	1.00	166.46	61.01	227.46
075-077-034-000	4	1.00	166.46	61.01	227.46
075-077-035-000	4	1.00	166.46	61.01	227.46
075-077-036-000	4	1.00	166.46	61.01	227.46
075-077-037-000	4	1.00	166.46	61.01	227.46
075-077-038-000	4	1.00	166.46	61.01	227.46
075-077-039-000	4	1.00	166.46	61.01	227.46
075-077-040-000	4	1.00	166.46	61.01	227.46
075-077-041-000	4	1.00	166.46	61.01	227.46
075-077-042-000	4	1.00	166.46	61.01	227.46
075-077-043-000	4	1.00	166.46	61.01	227.46
075-077-044-000	4	1.00	166.46	61.01	227.46
075-077-045-000	4	1.00	166.46	61.01	227.46
075-077-046-000	4	1.00	166.46	61.01	227.46
075-077-047-000	4	1.00	166.46	61.01	227.46
075-077-048-000	4	1.00	166.46	61.01	227.46
075-077-049-000	4	1.00	166.46	61.01	227.46
075-077-050-000	4	1.00	166.46	61.01	227.46
075-077-051-000	4	1.00	166.46	61.01	227.46
075-077-052-000	4	1.00	166.46	61.01	227.46
075-077-053-000	4	1.00	166.46	61.01	227.46
075-077-054-000	4	1.00	166.46	61.01	227.46
075-077-055-000	4	1.00	166.46	61.01	227.46
075-077-056-000	4	1.00	166.46	61.01	227.46
075-077-057-000	4	1.00	166.46	61.01	227.46
075-077-058-000	4	1.00	166.46	61.01	227.46
075-077-059-000	4	1.00	166.46	61.01	227.46
075-077-060-000	4	1.00	166.46	61.01	227.46
075-077-061-000	4	1.00	166.46	61.01	227.46
075-077-062-000	4	1.00	166.46	61.01	227.46
075-077-063-000	4	1.00	166.46	61.01	227.46
075-077-064-000	4	1.00	166.46	61.01	227.46
075-077-065-000	4	1.00	166.46	61.01	227.46
075-077-066-000	4	1.00	166.46	61.01	227.46
075-077-067-000	4	1.00	166.46	61.01	227.46
075-077-068-000	4	1.00	166.46	61.01	227.46
075-077-069-000	4	1.00	166.46	61.01	227.46
075-078-001-000	4	1.00	166.46	61.01	227.46
075-078-002-000	4	1.00	166.46	61.01	227.46
075-078-003-000	4	1.00	166.46	61.01	227.46
075-078-004-000	4	1.00	166.46	61.01	227.46
075-078-007-000	4	1.00	166.46	61.01	227.46
075-078-008-000	4	1.00	166.46	61.01	227.46
075-078-009-000	4	1.00	166.46	61.01	227.46
075-078-010-000	4	1.00	166.46	61.01	227.46
075-078-011-000	4	1.00	166.46	61.01	227.46
075-078-012-000	4	1.00	166.46	61.01	227.46
075-078-013-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-078-014-000	4	1.00	166.46	61.01	227.46
075-078-015-000	4	1.00	166.46	61.01	227.46
075-078-016-000	4	1.00	166.46	61.01	227.46
075-078-017-000	4	1.00	166.46	61.01	227.46
075-078-018-000	4	1.00	166.46	61.01	227.46
075-078-019-000	4	1.00	166.46	61.01	227.46
075-078-020-000	4	1.00	166.46	61.01	227.46
075-078-021-000	4	1.00	166.46	61.01	227.46
075-078-022-000	4	1.00	166.46	61.01	227.46
075-078-023-000	4	1.00	166.46	61.01	227.46
075-078-024-000	4	1.00	166.46	61.01	227.46
075-078-025-000	4	1.00	166.46	61.01	227.46
075-078-026-000	4	1.00	166.46	61.01	227.46
075-078-027-000	4	1.00	166.46	61.01	227.46
075-078-028-000	4	1.00	166.46	61.01	227.46
075-078-029-000	4	1.00	166.46	61.01	227.46
075-078-030-000	4	1.00	166.46	61.01	227.46
075-078-031-000	4	1.00	166.46	61.01	227.46
075-078-032-000	4	1.00	166.46	61.01	227.46
075-078-033-000	4	1.00	166.46	61.01	227.46
075-078-034-000	4	1.00	166.46	61.01	227.46
075-078-035-000	4	1.00	166.46	61.01	227.46
075-078-036-000	4	1.00	166.46	61.01	227.46
075-078-037-000	4	1.00	166.46	61.01	227.46
075-078-038-000	4	1.00	166.46	61.01	227.46
075-078-039-000	4	1.00	166.46	61.01	227.46
075-078-040-000	4	1.00	166.46	61.01	227.46
075-078-041-000	4	1.00	166.46	61.01	227.46
075-078-042-000	4	1.00	166.46	61.01	227.46
075-078-043-000	4	1.00	166.46	61.01	227.46
075-078-044-000	4	1.00	166.46	61.01	227.46
075-078-045-000	4	1.00	166.46	61.01	227.46
075-078-046-000	4	1.00	166.46	61.01	227.46
075-078-047-000	4	1.00	166.46	61.01	227.46
075-078-048-000	4	1.00	166.46	61.01	227.46
075-078-049-000	4	1.00	166.46	61.01	227.46
075-078-050-000	4	1.00	166.46	61.01	227.46
075-078-051-000	4	1.00	166.46	61.01	227.46
075-078-052-000	4	1.00	166.46	61.01	227.46
075-078-053-000	4	1.00	166.46	61.01	227.46
075-078-054-000	4	1.00	166.46	61.01	227.46
075-078-055-000	4	1.00	166.46	61.01	227.46
075-078-056-000	4	1.00	166.46	61.01	227.46
075-078-057-000	4	1.00	166.46	61.01	227.46
075-078-058-000	4	1.00	166.46	61.01	227.46
075-078-059-000	4	1.00	166.46	61.01	227.46
075-078-060-000	4	1.00	166.46	61.01	227.46
075-078-061-000	4	1.00	166.46	61.01	227.46
075-078-062-000	4	1.00	166.46	61.01	227.46
075-078-063-000	4	1.00	166.46	61.01	227.46
075-078-064-000	4	1.00	166.46	61.01	227.46
075-078-065-000	4	1.00	166.46	61.01	227.46
075-078-066-000	4	1.00	166.46	61.01	227.46
075-078-068-000	4	1.00	166.46	61.01	227.46
075-078-069-000	4	1.00	166.46	61.01	227.46
075-080-001-000	4	1.00	166.46	61.01	227.46
075-080-002-000	4	1.00	166.46	61.01	227.46
075-080-003-000	4	1.00	166.46	61.01	227.46
075-080-004-000	4	1.00	166.46	61.01	227.46
075-080-005-000	4	1.00	166.46	61.01	227.46
075-080-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-080-007-000	4	1.00	166.46	61.01	227.46
075-080-008-000	4	1.00	166.46	61.01	227.46
075-080-009-000	4	1.00	166.46	61.01	227.46
075-080-010-000	4	1.00	166.46	61.01	227.46
075-080-011-000	4	1.00	166.46	61.01	227.46
075-080-012-000	4	1.00	166.46	61.01	227.46
075-080-013-000	4	1.00	166.46	61.01	227.46
075-080-014-000	4	1.00	166.46	61.01	227.46
075-080-015-000	4	1.00	166.46	61.01	227.46
075-080-016-000	4	1.00	166.46	61.01	227.46
075-080-017-000	4	1.00	166.46	61.01	227.46
075-080-018-000	4	1.00	166.46	61.01	227.46
075-080-019-000	4	1.00	166.46	61.01	227.46
075-080-020-000	4	1.00	166.46	61.01	227.46
075-080-021-000	4	1.00	166.46	61.01	227.46
075-080-022-000	4	1.00	166.46	61.01	227.46
075-080-023-000	4	1.00	166.46	61.01	227.46
075-080-024-000	4	1.00	166.46	61.01	227.46
075-080-025-000	4	1.00	166.46	61.01	227.46
075-080-026-000	4	1.00	166.46	61.01	227.46
075-080-027-000	4	1.00	166.46	61.01	227.46
075-080-028-000	4	1.00	166.46	61.01	227.46
075-080-029-000	4	1.00	166.46	61.01	227.46
075-080-030-000	4	1.00	166.46	61.01	227.46
075-080-031-000	4	1.00	166.46	61.01	227.46
075-080-032-000	4	1.00	166.46	61.01	227.46
075-080-033-000	4	1.00	166.46	61.01	227.46
075-080-034-000	4	1.00	166.46	61.01	227.46
075-080-035-000	4	1.00	166.46	61.01	227.46
075-080-036-000	4	1.00	166.46	61.01	227.46
075-080-037-000	4	1.00	166.46	61.01	227.46
075-080-038-000	4	1.00	166.46	61.01	227.46
075-080-039-000	4	1.00	166.46	61.01	227.46
075-080-040-000	4	1.00	166.46	61.01	227.46
075-080-041-000	4	1.00	166.46	61.01	227.46
075-080-042-000	4	1.00	166.46	61.01	227.46
075-080-043-000	4	1.00	166.46	61.01	227.46
075-080-044-000	4	1.00	166.46	61.01	227.46
075-080-045-000	4	1.00	166.46	61.01	227.46
075-080-046-000	4	1.00	166.46	61.01	227.46
075-080-047-000	4	1.00	166.46	61.01	227.46
075-080-048-000	4	1.00	166.46	61.01	227.46
075-080-049-000	4	1.00	166.46	61.01	227.46
075-080-050-000	4	1.00	166.46	61.01	227.46
075-080-051-000	4	1.00	166.46	61.01	227.46
075-080-052-000	4	1.00	166.46	61.01	227.46
075-080-053-000	4	1.00	166.46	61.01	227.46
075-080-054-000	4	1.00	166.46	61.01	227.46
075-081-001-000	4	1.00	166.46	61.01	227.46
075-081-002-000	4	1.00	166.46	61.01	227.46
075-081-003-000	4	1.00	166.46	61.01	227.46
075-081-004-000	4	1.00	166.46	61.01	227.46
075-081-005-000	4	1.00	166.46	61.01	227.46
075-081-006-000	4	1.00	166.46	61.01	227.46
075-081-007-000	4	1.00	166.46	61.01	227.46
075-081-008-000	4	1.00	166.46	61.01	227.46
075-081-009-000	4	1.00	166.46	61.01	227.46
075-081-010-000	4	1.00	166.46	61.01	227.46
075-081-011-000	4	1.00	166.46	61.01	227.46
075-081-012-000	4	1.00	166.46	61.01	227.46
075-081-013-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-081-014-000	4	1.00	166.46	61.01	227.46
075-081-015-000	4	1.00	166.46	61.01	227.46
075-081-016-000	4	1.00	166.46	61.01	227.46
075-081-017-000	4	1.00	166.46	61.01	227.46
075-081-018-000	4	1.00	166.46	61.01	227.46
075-081-019-000	4	1.00	166.46	61.01	227.46
075-081-020-000	4	1.00	166.46	61.01	227.46
075-081-021-000	4	1.00	166.46	61.01	227.46
075-081-022-000	4	1.00	166.46	61.01	227.46
075-081-023-000	4	1.00	166.46	61.01	227.46
075-081-024-000	4	1.00	166.46	61.01	227.46
075-081-025-000	4	1.00	166.46	61.01	227.46
075-081-026-000	4	1.00	166.46	61.01	227.46
075-081-027-000	4	1.00	166.46	61.01	227.46
075-081-028-000	4	1.00	166.46	61.01	227.46
075-081-029-000	4	1.00	166.46	61.01	227.46
075-081-030-000	4	1.00	166.46	61.01	227.46
075-081-031-000	4	1.00	166.46	61.01	227.46
075-081-032-000	4	1.00	166.46	61.01	227.46
075-081-034-000	4	1.00	166.46	61.01	227.46
075-081-035-000	4	1.00	166.46	61.01	227.46
075-081-036-000	4	1.00	166.46	61.01	227.46
075-081-037-000	4	1.00	166.46	61.01	227.46
075-081-038-000	4	1.00	166.46	61.01	227.46
075-081-039-000	4	1.00	166.46	61.01	227.46
075-081-040-000	4	1.00	166.46	61.01	227.46
075-081-041-000	4	1.00	166.46	61.01	227.46
075-081-042-000	4	1.00	166.46	61.01	227.46
075-081-043-000	4	1.00	166.46	61.01	227.46
075-081-044-000	4	1.00	166.46	61.01	227.46
075-081-045-000	4	1.00	166.46	61.01	227.46
075-081-046-000	4	1.00	166.46	61.01	227.46
075-081-047-000	4	1.00	166.46	61.01	227.46
075-081-048-000	4	1.00	166.46	61.01	227.46
075-081-049-000	4	1.00	166.46	61.01	227.46
075-081-050-000	4	1.00	166.46	61.01	227.46
075-081-051-000	4	1.00	166.46	61.01	227.46
075-081-052-000	4	1.00	166.46	61.01	227.46
075-081-053-000	4	1.00	166.46	61.01	227.46
075-081-054-000	4	1.00	166.46	61.01	227.46
075-081-055-000	4	1.00	166.46	61.01	227.46
075-081-056-000	4	1.00	166.46	61.01	227.46
075-081-057-000	4	1.00	166.46	61.01	227.46
075-081-058-000	4	1.00	166.46	61.01	227.46
075-081-059-000	4	1.00	166.46	61.01	227.46
075-081-060-000	4	1.00	166.46	61.01	227.46
075-082-001-000	4	1.00	166.46	61.01	227.46
075-082-002-000	4	1.00	166.46	61.01	227.46
075-082-003-000	4	1.00	166.46	61.01	227.46
075-082-004-000	4	1.00	166.46	61.01	227.46
075-082-005-000	4	1.00	166.46	61.01	227.46
075-082-006-000	4	1.00	166.46	61.01	227.46
075-082-007-000	4	1.00	166.46	61.01	227.46
075-082-008-000	4	1.00	166.46	61.01	227.46
075-082-009-000	4	1.00	166.46	61.01	227.46
075-082-010-000	4	1.00	166.46	61.01	227.46
075-082-011-000	4	1.00	166.46	61.01	227.46
075-082-012-000	4	1.00	166.46	61.01	227.46
075-082-013-000	4	1.00	166.46	61.01	227.46
075-082-014-000	4	1.00	166.46	61.01	227.46
075-082-015-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-082-016-000	4	1.00	166.46	61.01	227.46
075-082-017-000	4	1.00	166.46	61.01	227.46
075-082-018-000	4	1.00	166.46	61.01	227.46
075-082-019-000	4	1.00	166.46	61.01	227.46
075-082-020-000	4	1.00	166.46	61.01	227.46
075-082-021-000	4	1.00	166.46	61.01	227.46
075-082-022-000	4	1.00	166.46	61.01	227.46
075-082-023-000	4	1.00	166.46	61.01	227.46
075-082-024-000	4	1.00	166.46	61.01	227.46
075-082-025-000	4	1.00	166.46	61.01	227.46
075-082-026-000	4	1.00	166.46	61.01	227.46
075-082-027-000	4	1.00	166.46	61.01	227.46
075-082-028-000	4	1.00	166.46	61.01	227.46
075-082-029-000	4	1.00	166.46	61.01	227.46
075-082-030-000	4	1.00	166.46	61.01	227.46
075-082-031-000	4	1.00	166.46	61.01	227.46
075-082-032-000	4	1.00	166.46	61.01	227.46
075-082-033-000	4	1.00	166.46	61.01	227.46
075-082-034-000	4	1.00	166.46	61.01	227.46
075-082-035-000	4	1.00	166.46	61.01	227.46
075-082-036-000	4	1.00	166.46	61.01	227.46
075-082-037-000	4	1.00	166.46	61.01	227.46
075-082-038-000	4	1.00	166.46	61.01	227.46
075-082-039-000	4	1.00	166.46	61.01	227.46
075-082-040-000	4	1.00	166.46	61.01	227.46
075-082-041-000	4	1.00	166.46	61.01	227.46
075-082-042-000	4	1.00	166.46	61.01	227.46
075-082-043-000	4	1.00	166.46	61.01	227.46
075-082-044-000	4	1.00	166.46	61.01	227.46
075-082-045-000	4	1.00	166.46	61.01	227.46
075-082-046-000	4	1.00	166.46	61.01	227.46
075-082-047-000	4	1.00	166.46	61.01	227.46
075-082-048-000	4	1.00	166.46	61.01	227.46
075-082-049-000	4	1.00	166.46	61.01	227.46
075-082-050-000	4	1.00	166.46	61.01	227.46
075-082-051-000	4	1.00	166.46	61.01	227.46
075-082-052-000	4	1.00	166.46	61.01	227.46
075-082-053-000	4	1.00	166.46	61.01	227.46
075-082-054-000	4	1.00	166.46	61.01	227.46
075-083-001-000	4	1.00	166.46	61.01	227.46
075-083-002-000	4	1.00	166.46	61.01	227.46
075-083-003-000	4	1.00	166.46	61.01	227.46
075-083-004-000	4	1.00	166.46	61.01	227.46
075-083-005-000	4	1.00	166.46	61.01	227.46
075-083-006-000	4	1.00	166.46	61.01	227.46
075-083-007-000	4	1.00	166.46	61.01	227.46
075-083-008-000	4	1.00	166.46	61.01	227.46
075-083-009-000	4	1.00	166.46	61.01	227.46
075-083-010-000	4	1.00	166.46	61.01	227.46
075-083-011-000	4	1.00	166.46	61.01	227.46
075-083-012-000	4	1.00	166.46	61.01	227.46
075-083-013-000	4	1.00	166.46	61.01	227.46
075-083-014-000	4	1.00	166.46	61.01	227.46
075-083-015-000	4	1.00	166.46	61.01	227.46
075-083-016-000	4	1.00	166.46	61.01	227.46
075-083-017-000	4	1.00	166.46	61.01	227.46
075-083-018-000	4	1.00	166.46	61.01	227.46
075-083-019-000	4	1.00	166.46	61.01	227.46
075-083-020-000	4	1.00	166.46	61.01	227.46
075-083-021-000	4	1.00	166.46	61.01	227.46
075-083-022-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-083-023-000	4	1.00	166.46	61.01	227.46
075-083-024-000	4	1.00	166.46	61.01	227.46
075-083-025-000	4	1.00	166.46	61.01	227.46
075-083-026-000	4	1.00	166.46	61.01	227.46
075-083-027-000	4	1.00	166.46	61.01	227.46
075-083-028-000	4	1.00	166.46	61.01	227.46
075-083-029-000	4	1.00	166.46	61.01	227.46
075-083-030-000	4	1.00	166.46	61.01	227.46
075-083-031-000	4	1.00	166.46	61.01	227.46
075-083-032-000	4	1.00	166.46	61.01	227.46
075-083-033-000	4	1.00	166.46	61.01	227.46
075-083-034-000	4	1.00	166.46	61.01	227.46
075-083-035-000	4	1.00	166.46	61.01	227.46
075-083-036-000	4	1.00	166.46	61.01	227.46
075-083-037-000	4	1.00	166.46	61.01	227.46
075-083-038-000	4	1.00	166.46	61.01	227.46
075-083-039-000	4	1.00	166.46	61.01	227.46
075-083-040-000	4	1.00	166.46	61.01	227.46
075-083-041-000	4	1.00	166.46	61.01	227.46
075-083-042-000	4	1.00	166.46	61.01	227.46
075-083-043-000	4	1.00	166.46	61.01	227.46
075-083-044-000	4	1.00	166.46	61.01	227.46
075-083-045-000	4	1.00	166.46	61.01	227.46
075-083-046-000	4	1.00	166.46	61.01	227.46
075-083-047-000	4	1.00	166.46	61.01	227.46
075-083-048-000	4	1.00	166.46	61.01	227.46
075-083-049-000	4	1.00	166.46	61.01	227.46
075-083-050-000	4	1.00	166.46	61.01	227.46
075-083-051-000	4	1.00	166.46	61.01	227.46
075-084-001-000	4	1.00	166.46	61.01	227.46
075-084-002-000	4	1.00	166.46	61.01	227.46
075-084-003-000	4	1.00	166.46	61.01	227.46
075-084-004-000	4	1.00	166.46	61.01	227.46
075-084-005-000	4	1.00	166.46	61.01	227.46
075-084-006-000	4	1.00	166.46	61.01	227.46
075-084-007-000	4	1.00	166.46	61.01	227.46
075-084-008-000	4	1.00	166.46	61.01	227.46
075-084-009-000	4	1.00	166.46	61.01	227.46
075-084-010-000	4	1.00	166.46	61.01	227.46
075-084-011-000	4	1.00	166.46	61.01	227.46
075-084-012-000	4	1.00	166.46	61.01	227.46
075-084-013-000	4	1.00	166.46	61.01	227.46
075-084-014-000	4	1.00	166.46	61.01	227.46
075-084-015-000	4	1.00	166.46	61.01	227.46
075-084-016-000	4	1.00	166.46	61.01	227.46
075-084-017-000	4	1.00	166.46	61.01	227.46
075-084-018-000	4	1.00	166.46	61.01	227.46
075-084-019-000	4	1.00	166.46	61.01	227.46
075-084-020-000	4	1.00	166.46	61.01	227.46
075-084-021-000	4	1.00	166.46	61.01	227.46
075-084-022-000	4	1.00	166.46	61.01	227.46
075-084-023-000	4	1.00	166.46	61.01	227.46
075-084-024-000	4	1.00	166.46	61.01	227.46
075-084-025-000	4	1.00	166.46	61.01	227.46
075-084-026-000	4	1.00	166.46	61.01	227.46
075-084-027-000	4	1.00	166.46	61.01	227.46
075-084-028-000	4	1.00	166.46	61.01	227.46
075-084-029-000	4	1.00	166.46	61.01	227.46
075-084-030-000	4	1.00	166.46	61.01	227.46
075-084-031-000	4	1.00	166.46	61.01	227.46
075-084-032-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-084-033-000	4	1.00	166.46	61.01	227.46
075-084-034-000	4	1.00	166.46	61.01	227.46
075-084-035-000	4	1.00	166.46	61.01	227.46
075-084-036-000	4	1.00	166.46	61.01	227.46
075-084-037-000	4	1.00	166.46	61.01	227.46
075-084-038-000	4	1.00	166.46	61.01	227.46
075-084-039-000	4	1.00	166.46	61.01	227.46
075-084-040-000	4	1.00	166.46	61.01	227.46
075-084-041-000	4	1.00	166.46	61.01	227.46
075-084-042-000	4	1.00	166.46	61.01	227.46
075-084-043-000	4	1.00	166.46	61.01	227.46
075-084-044-000	4	1.00	166.46	61.01	227.46
075-084-045-000	4	1.00	166.46	61.01	227.46
075-084-046-000	4	1.00	166.46	61.01	227.46
075-084-047-000	4	1.00	166.46	61.01	227.46
075-084-048-000	4	1.00	166.46	61.01	227.46
075-084-049-000	4	1.00	166.46	61.01	227.46
075-084-050-000	4	1.00	166.46	61.01	227.46
075-084-051-000	4	1.00	166.46	61.01	227.46
075-084-052-000	4	1.00	166.46	61.01	227.46
075-084-053-000	4	1.00	166.46	61.01	227.46
075-084-054-000	4	1.00	166.46	61.01	227.46
075-084-055-000	4	1.00	166.46	61.01	227.46
075-084-056-000	4	1.00	166.46	61.01	227.46
075-084-057-000	4	1.00	166.46	61.01	227.46
075-084-058-000	4	1.00	166.46	61.01	227.46
075-084-059-000	4	1.00	166.46	61.01	227.46
075-084-060-000	4	1.00	166.46	61.01	227.46
075-084-061-000	4	1.00	166.46	61.01	227.46
075-084-062-000	4	1.00	166.46	61.01	227.46
075-084-063-000	4	1.00	166.46	61.01	227.46
075-084-064-000	4	1.00	166.46	61.01	227.46
075-084-065-000	4	1.00	166.46	61.01	227.46
075-084-066-000	4	1.00	166.46	61.01	227.46
075-084-067-000	4	1.00	166.46	61.01	227.46
075-085-001-000	4	1.00	166.46	61.01	227.46
075-085-002-000	4	1.00	166.46	61.01	227.46
075-085-003-000	4	1.00	166.46	61.01	227.46
075-085-004-000	4	1.00	166.46	61.01	227.46
075-085-005-000	4	1.00	166.46	61.01	227.46
075-085-006-000	4	1.00	166.46	61.01	227.46
075-085-007-000	4	1.00	166.46	61.01	227.46
075-085-008-000	4	1.00	166.46	61.01	227.46
075-085-009-000	4	1.00	166.46	61.01	227.46
075-085-010-000	4	1.00	166.46	61.01	227.46
075-085-011-000	4	1.00	166.46	61.01	227.46
075-085-012-000	4	1.00	166.46	61.01	227.46
075-085-013-000	4	1.00	166.46	61.01	227.46
075-085-014-000	4	1.00	166.46	61.01	227.46
075-085-015-000	4	1.00	166.46	61.01	227.46
075-085-016-000	4	1.00	166.46	61.01	227.46
075-085-017-000	4	1.00	166.46	61.01	227.46
075-085-018-000	4	1.00	166.46	61.01	227.46
075-085-019-000	4	1.00	166.46	61.01	227.46
075-085-020-000	4	1.00	166.46	61.01	227.46
075-085-021-000	4	1.00	166.46	61.01	227.46
075-085-022-000	4	1.00	166.46	61.01	227.46
075-085-023-000	4	1.00	166.46	61.01	227.46
075-085-024-000	4	1.00	166.46	61.01	227.46
075-085-025-000	4	1.00	166.46	61.01	227.46
075-085-026-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-085-027-000	4	1.00	166.46	61.01	227.46
075-085-028-000	4	1.00	166.46	61.01	227.46
075-085-029-000	4	1.00	166.46	61.01	227.46
075-085-030-000	4	1.00	166.46	61.01	227.46
075-085-031-000	4	1.00	166.46	61.01	227.46
075-085-032-000	4	1.00	166.46	61.01	227.46
075-085-033-000	4	1.00	166.46	61.01	227.46
075-085-034-000	4	1.00	166.46	61.01	227.46
075-085-035-000	4	1.00	166.46	61.01	227.46
075-085-036-000	4	1.00	166.46	61.01	227.46
075-085-037-000	4	1.00	166.46	61.01	227.46
075-085-038-000	4	1.00	166.46	61.01	227.46
075-085-039-000	4	1.00	166.46	61.01	227.46
075-085-040-000	4	1.00	166.46	61.01	227.46
075-085-041-000	4	1.00	166.46	61.01	227.46
075-085-042-000	4	1.00	166.46	61.01	227.46
075-085-043-000	4	1.00	166.46	61.01	227.46
075-085-044-000	4	1.00	166.46	61.01	227.46
075-085-045-000	4	1.00	166.46	61.01	227.46
075-085-046-000	4	1.00	166.46	61.01	227.46
075-085-047-000	4	1.00	166.46	61.01	227.46
075-085-048-000	4	1.00	166.46	61.01	227.46
075-085-049-000	4	1.00	166.46	61.01	227.46
075-085-050-000	4	1.00	166.46	61.01	227.46
075-085-051-000	4	1.00	166.46	61.01	227.46
075-085-052-000	4	1.00	166.46	61.01	227.46
075-085-053-000	4	1.00	166.46	61.01	227.46
075-085-054-000	4	1.00	166.46	61.01	227.46
075-085-055-000	4	1.00	166.46	61.01	227.46
075-085-056-000	4	1.00	166.46	61.01	227.46
075-085-057-000	4	1.00	166.46	61.01	227.46
075-085-058-000	4	1.00	166.46	61.01	227.46
075-085-059-000	4	1.00	166.46	61.01	227.46
075-085-060-000	4	1.00	166.46	61.01	227.46
075-085-061-000	4	1.00	166.46	61.01	227.46
075-085-062-000	4	1.00	166.46	61.01	227.46
075-085-063-000	4	1.00	166.46	61.01	227.46
075-085-064-000	4	1.00	166.46	61.01	227.46
075-085-065-000	4	1.00	166.46	61.01	227.46
075-085-066-000	4	1.00	166.46	61.01	227.46
075-085-067-000	4	1.00	166.46	61.01	227.46
075-085-068-000	4	1.00	166.46	61.01	227.46
075-085-069-000	4	1.00	166.46	61.01	227.46
075-085-070-000	4	1.00	166.46	61.01	227.46
075-085-071-000	4	1.00	166.46	61.01	227.46
075-085-072-000	4	1.00	166.46	61.01	227.46
075-085-073-000	4	1.00	166.46	61.01	227.46
075-085-074-000	4	1.00	166.46	61.01	227.46
075-085-075-000	4	1.00	166.46	61.01	227.46
075-085-076-000	4	1.00	166.46	61.01	227.46
075-085-077-000	4	1.00	166.46	61.01	227.46
075-085-078-000	4	1.00	166.46	61.01	227.46
075-085-079-000	4	1.00	166.46	61.01	227.46
075-086-001-000	4	1.00	166.46	61.01	227.46
075-086-002-000	4	1.00	166.46	61.01	227.46
075-086-003-000	4	1.00	166.46	61.01	227.46
075-086-004-000	4	1.00	166.46	61.01	227.46
075-086-005-000	4	1.00	166.46	61.01	227.46
075-086-006-000	4	1.00	166.46	61.01	227.46
075-086-007-000	4	1.00	166.46	61.01	227.46
075-086-008-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-086-009-000	4	1.00	166.46	61.01	227.46
075-086-010-000	4	1.00	166.46	61.01	227.46
075-086-011-000	4	1.00	166.46	61.01	227.46
075-086-012-000	4	1.00	166.46	61.01	227.46
075-086-013-000	4	1.00	166.46	61.01	227.46
075-086-014-000	4	1.00	166.46	61.01	227.46
075-086-015-000	4	1.00	166.46	61.01	227.46
075-086-016-000	4	1.00	166.46	61.01	227.46
075-086-017-000	4	1.00	166.46	61.01	227.46
075-086-018-000	4	1.00	166.46	61.01	227.46
075-086-019-000	4	1.00	166.46	61.01	227.46
075-086-020-000	4	1.00	166.46	61.01	227.46
075-086-021-000	4	1.00	166.46	61.01	227.46
075-086-022-000	4	1.00	166.46	61.01	227.46
075-086-023-000	4	1.00	166.46	61.01	227.46
075-086-024-000	4	1.00	166.46	61.01	227.46
075-086-025-000	4	1.00	166.46	61.01	227.46
075-086-026-000	4	1.00	166.46	61.01	227.46
075-086-027-000	4	1.00	166.46	61.01	227.46
075-086-028-000	4	1.00	166.46	61.01	227.46
075-086-029-000	4	1.00	166.46	61.01	227.46
075-086-030-000	4	1.00	166.46	61.01	227.46
075-086-031-000	4	1.00	166.46	61.01	227.46
075-086-032-000	4	1.00	166.46	61.01	227.46
075-086-033-000	4	1.00	166.46	61.01	227.46
075-086-034-000	4	1.00	166.46	61.01	227.46
075-086-035-000	4	1.00	166.46	61.01	227.46
075-086-036-000	4	1.00	166.46	61.01	227.46
075-086-037-000	4	1.00	166.46	61.01	227.46
075-086-038-000	4	1.00	166.46	61.01	227.46
075-086-039-000	4	1.00	166.46	61.01	227.46
075-086-040-000	4	1.00	166.46	61.01	227.46
075-086-041-000	4	1.00	166.46	61.01	227.46
075-086-042-000	4	1.00	166.46	61.01	227.46
075-086-043-000	4	1.00	166.46	61.01	227.46
075-086-044-000	4	1.00	166.46	61.01	227.46
075-086-045-000	4	1.00	166.46	61.01	227.46
075-086-046-000	4	1.00	166.46	61.01	227.46
075-086-047-000	4	1.00	166.46	61.01	227.46
075-086-048-000	4	1.00	166.46	61.01	227.46
075-086-049-000	4	1.00	166.46	61.01	227.46
075-086-050-000	4	1.00	166.46	61.01	227.46
075-086-051-000	4	1.00	166.46	61.01	227.46
075-086-052-000	4	1.00	166.46	61.01	227.46
075-086-053-000	4	1.00	166.46	61.01	227.46
075-086-054-000	4	1.00	166.46	61.01	227.46
075-086-055-000	4	1.00	166.46	61.01	227.46
075-087-001-000	4	1.00	166.46	61.01	227.46
075-087-002-000	4	1.00	166.46	61.01	227.46
075-087-003-000	4	1.00	166.46	61.01	227.46
075-087-004-000	4	1.00	166.46	61.01	227.46
075-087-005-000	4	1.00	166.46	61.01	227.46
075-087-006-000	4	1.00	166.46	61.01	227.46
075-087-007-000	4	1.00	166.46	61.01	227.46
075-087-008-000	4	1.00	166.46	61.01	227.46
075-087-009-000	4	1.00	166.46	61.01	227.46
075-087-010-000	4	1.00	166.46	61.01	227.46
075-087-011-000	4	1.00	166.46	61.01	227.46
075-087-012-000	4	1.00	166.46	61.01	227.46
075-087-013-000	4	1.00	166.46	61.01	227.46
075-087-014-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-087-015-000	4	1.00	166.46	61.01	227.46
075-087-016-000	4	1.00	166.46	61.01	227.46
075-087-017-000	4	1.00	166.46	61.01	227.46
075-087-018-000	4	1.00	166.46	61.01	227.46
075-087-019-000	4	1.00	166.46	61.01	227.46
075-087-020-000	4	1.00	166.46	61.01	227.46
075-087-021-000	4	1.00	166.46	61.01	227.46
075-087-022-000	4	1.00	166.46	61.01	227.46
075-087-023-000	4	1.00	166.46	61.01	227.46
075-087-024-000	4	1.00	166.46	61.01	227.46
075-087-025-000	4	1.00	166.46	61.01	227.46
075-087-026-000	4	1.00	166.46	61.01	227.46
075-087-027-000	4	1.00	166.46	61.01	227.46
075-087-028-000	4	1.00	166.46	61.01	227.46
075-087-029-000	4	1.00	166.46	61.01	227.46
075-087-030-000	4	1.00	166.46	61.01	227.46
075-087-031-000	4	1.00	166.46	61.01	227.46
075-087-032-000	4	1.00	166.46	61.01	227.46
075-087-033-000	4	1.00	166.46	61.01	227.46
075-087-034-000	4	1.00	166.46	61.01	227.46
075-091-001-000	4	1.00	166.46	61.01	227.46
075-091-002-000	4	1.00	166.46	61.01	227.46
075-091-003-000	4	1.00	166.46	61.01	227.46
075-091-004-000	4	1.00	166.46	61.01	227.46
075-091-005-000	4	1.00	166.46	61.01	227.46
075-091-006-000	4	1.00	166.46	61.01	227.46
075-091-007-000	4	1.00	166.46	61.01	227.46
075-091-008-000	4	1.00	166.46	61.01	227.46
075-091-009-000	4	1.00	166.46	61.01	227.46
075-091-010-000	4	1.00	166.46	61.01	227.46
075-091-011-000	4	1.00	166.46	61.01	227.46
075-091-012-000	4	1.00	166.46	61.01	227.46
075-091-013-000	4	1.00	166.46	61.01	227.46
075-091-014-000	4	1.00	166.46	61.01	227.46
075-091-015-000	4	1.00	166.46	61.01	227.46
075-091-016-000	4	1.00	166.46	61.01	227.46
075-091-017-000	4	1.00	166.46	61.01	227.46
075-091-018-000	4	1.00	166.46	61.01	227.46
075-091-019-000	4	1.00	166.46	61.01	227.46
075-091-020-000	4	1.00	166.46	61.01	227.46
075-091-021-000	4	1.00	166.46	61.01	227.46
075-091-022-000	4	1.00	166.46	61.01	227.46
075-091-023-000	4	1.00	166.46	61.01	227.46
075-091-024-000	4	1.00	166.46	61.01	227.46
075-091-025-000	4	1.00	166.46	61.01	227.46
075-091-026-000	4	1.00	166.46	61.01	227.46
075-091-027-000	4	1.00	166.46	61.01	227.46
075-091-028-000	4	1.00	166.46	61.01	227.46
075-091-029-000	4	1.00	166.46	61.01	227.46
075-091-030-000	4	1.00	166.46	61.01	227.46
075-091-031-000	4	1.00	166.46	61.01	227.46
075-091-032-000	4	1.00	166.46	61.01	227.46
075-091-033-000	4	1.00	166.46	61.01	227.46
075-091-034-000	4	1.00	166.46	61.01	227.46
075-091-035-000	4	1.00	166.46	61.01	227.46
075-091-036-000	4	1.00	166.46	61.01	227.46
075-091-037-000	4	1.00	166.46	61.01	227.46
075-091-038-000	4	1.00	166.46	61.01	227.46
075-091-039-000	4	1.00	166.46	61.01	227.46
075-091-040-000	4	1.00	166.46	61.01	227.46
075-091-041-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-092-001-000	4	1.00	166.46	61.01	227.46
075-092-002-000	4	1.00	166.46	61.01	227.46
075-092-003-000	4	1.00	166.46	61.01	227.46
075-092-004-000	4	1.00	166.46	61.01	227.46
075-092-005-000	4	1.00	166.46	61.01	227.46
075-092-006-000	4	1.00	166.46	61.01	227.46
075-092-007-000	4	1.00	166.46	61.01	227.46
075-092-008-000	4	1.00	166.46	61.01	227.46
075-092-009-000	4	1.00	166.46	61.01	227.46
075-092-010-000	4	1.00	166.46	61.01	227.46
075-092-011-000	4	1.00	166.46	61.01	227.46
075-092-012-000	4	1.00	166.46	61.01	227.46
075-092-013-000	4	1.00	166.46	61.01	227.46
075-092-014-000	4	1.00	166.46	61.01	227.46
075-092-015-000	4	1.00	166.46	61.01	227.46
075-092-016-000	4	1.00	166.46	61.01	227.46
075-092-017-000	4	1.00	166.46	61.01	227.46
075-092-018-000	4	1.00	166.46	61.01	227.46
075-092-019-000	4	1.00	166.46	61.01	227.46
075-092-020-000	4	1.00	166.46	61.01	227.46
075-092-021-000	4	1.00	166.46	61.01	227.46
075-092-022-000	4	1.00	166.46	61.01	227.46
075-092-023-000	4	1.00	166.46	61.01	227.46
075-092-024-000	4	1.00	166.46	61.01	227.46
075-092-025-000	4	1.00	166.46	61.01	227.46
075-096-001-000	4	1.00	166.46	61.01	227.46
075-096-002-000	4	1.00	166.46	61.01	227.46
075-096-003-000	4	1.00	166.46	61.01	227.46
075-096-004-000	4	1.00	166.46	61.01	227.46
075-096-005-000	4	1.00	166.46	61.01	227.46
075-096-006-000	4	1.00	166.46	61.01	227.46
075-096-007-000	4	1.00	166.46	61.01	227.46
075-096-008-000	4	1.00	166.46	61.01	227.46
075-096-009-000	4	1.00	166.46	61.01	227.46
075-096-010-000	4	1.00	166.46	61.01	227.46
075-096-011-000	4	1.00	166.46	61.01	227.46
075-096-012-000	4	1.00	166.46	61.01	227.46
075-096-013-000	4	1.00	166.46	61.01	227.46
075-096-014-000	4	1.00	166.46	61.01	227.46
075-096-015-000	4	1.00	166.46	61.01	227.46
075-096-016-000	4	1.00	166.46	61.01	227.46
075-096-017-000	4	1.00	166.46	61.01	227.46
075-096-018-000	4	1.00	166.46	61.01	227.46
075-096-019-000	4	1.00	166.46	61.01	227.46
075-096-020-000	4	1.00	166.46	61.01	227.46
075-096-021-000	4	1.00	166.46	61.01	227.46
075-096-022-000	4	1.00	166.46	61.01	227.46
075-096-023-000	4	1.00	166.46	61.01	227.46
075-096-024-000	4	1.00	166.46	61.01	227.46
075-096-025-000	4	1.00	166.46	61.01	227.46
075-096-026-000	4	1.00	166.46	61.01	227.46
075-096-027-000	4	1.00	166.46	61.01	227.46
075-096-028-000	4	1.00	166.46	61.01	227.46
075-096-029-000	4	1.00	166.46	61.01	227.46
075-096-030-000	4	1.00	166.46	61.01	227.46
075-096-031-000	4	1.00	166.46	61.01	227.46
075-096-032-000	4	1.00	166.46	61.01	227.46
075-096-033-000	4	1.00	166.46	61.01	227.46
075-096-034-000	4	1.00	166.46	61.01	227.46
075-096-035-000	4	1.00	166.46	61.01	227.46
075-096-036-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-096-037-000	4	1.00	166.46	61.01	227.46
075-096-038-000	4	1.00	166.46	61.01	227.46
075-096-039-000	4	1.00	166.46	61.01	227.46
075-096-040-000	4	1.00	166.46	61.01	227.46
075-096-041-000	4	1.00	166.46	61.01	227.46
075-096-042-000	4	1.00	166.46	61.01	227.46
075-096-043-000	4	1.00	166.46	61.01	227.46
075-096-044-000	4	1.00	166.46	61.01	227.46
075-096-045-000	4	1.00	166.46	61.01	227.46
075-096-046-000	4	1.00	166.46	61.01	227.46
075-096-047-000	4	1.00	166.46	61.01	227.46
075-096-048-000	4	1.00	166.46	61.01	227.46
075-096-049-000	4	1.00	166.46	61.01	227.46
075-096-050-000	4	1.00	166.46	61.01	227.46
075-096-051-000	4	1.00	166.46	61.01	227.46
075-096-052-000	4	1.00	166.46	61.01	227.46
075-096-053-000	4	1.00	166.46	61.01	227.46
075-096-054-000	4	1.00	166.46	61.01	227.46
075-097-001-000	4	1.00	166.46	61.01	227.46
075-097-002-000	4	1.00	166.46	61.01	227.46
075-097-003-000	4	1.00	166.46	61.01	227.46
075-097-004-000	4	1.00	166.46	61.01	227.46
075-097-005-000	4	1.00	166.46	61.01	227.46
075-097-006-000	4	1.00	166.46	61.01	227.46
075-097-007-000	4	1.00	166.46	61.01	227.46
075-097-008-000	4	1.00	166.46	61.01	227.46
075-097-009-000	4	1.00	166.46	61.01	227.46
075-097-010-000	4	1.00	166.46	61.01	227.46
075-097-011-000	4	1.00	166.46	61.01	227.46
075-097-012-000	4	1.00	166.46	61.01	227.46
075-097-013-000	4	1.00	166.46	61.01	227.46
075-097-014-000	4	1.00	166.46	61.01	227.46
075-097-015-000	4	1.00	166.46	61.01	227.46
075-097-016-000	4	1.00	166.46	61.01	227.46
075-097-017-000	4	1.00	166.46	61.01	227.46
075-097-018-000	4	1.00	166.46	61.01	227.46
075-097-019-000	4	1.00	166.46	61.01	227.46
075-097-020-000	4	1.00	166.46	61.01	227.46
075-097-021-000	4	1.00	166.46	61.01	227.46
075-097-022-000	4	1.00	166.46	61.01	227.46
075-097-023-000	4	1.00	166.46	61.01	227.46
075-097-024-000	4	1.00	166.46	61.01	227.46
075-097-025-000	4	1.00	166.46	61.01	227.46
075-097-026-000	4	1.00	166.46	61.01	227.46
075-097-027-000	4	1.00	166.46	61.01	227.46
075-097-028-000	4	1.00	166.46	61.01	227.46
075-097-029-000	4	1.00	166.46	61.01	227.46
075-097-030-000	4	1.00	166.46	61.01	227.46
075-097-031-000	4	1.00	166.46	61.01	227.46
075-097-032-000	4	1.00	166.46	61.01	227.46
075-097-033-000	4	1.00	166.46	61.01	227.46
075-097-034-000	4	1.00	166.46	61.01	227.46
075-097-035-000	4	1.00	166.46	61.01	227.46
075-097-036-000	4	1.00	166.46	61.01	227.46
075-097-037-000	4	1.00	166.46	61.01	227.46
075-097-038-000	4	1.00	166.46	61.01	227.46
075-097-039-000	4	1.00	166.46	61.01	227.46
075-097-040-000	4	1.00	166.46	61.01	227.46
075-097-041-000	4	1.00	166.46	61.01	227.46
075-097-042-000	4	1.00	166.46	61.01	227.46
075-098-001-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-098-002-000	4	1.00	166.46	61.01	227.46
075-098-003-000	4	1.00	166.46	61.01	227.46
075-098-004-000	4	1.00	166.46	61.01	227.46
075-098-005-000	4	1.00	166.46	61.01	227.46
075-098-006-000	4	1.00	166.46	61.01	227.46
075-098-007-000	4	1.00	166.46	61.01	227.46
075-098-008-000	4	1.00	166.46	61.01	227.46
075-098-009-000	4	1.00	166.46	61.01	227.46
075-098-010-000	4	1.00	166.46	61.01	227.46
075-098-011-000	4	1.00	166.46	61.01	227.46
075-098-012-000	4	1.00	166.46	61.01	227.46
075-098-013-000	4	1.00	166.46	61.01	227.46
075-098-014-000	4	1.00	166.46	61.01	227.46
075-098-015-000	4	1.00	166.46	61.01	227.46
075-098-016-000	4	1.00	166.46	61.01	227.46
075-098-017-000	4	1.00	166.46	61.01	227.46
075-098-018-000	4	1.00	166.46	61.01	227.46
075-098-019-000	4	1.00	166.46	61.01	227.46
075-098-020-000	4	1.00	166.46	61.01	227.46
075-098-021-000	4	1.00	166.46	61.01	227.46
075-098-022-000	4	1.00	166.46	61.01	227.46
075-098-023-000	4	1.00	166.46	61.01	227.46
075-098-024-000	4	1.00	166.46	61.01	227.46
075-098-025-000	4	1.00	166.46	61.01	227.46
075-098-026-000	4	1.00	166.46	61.01	227.46
075-098-027-000	4	1.00	166.46	61.01	227.46
075-098-028-000	4	1.00	166.46	61.01	227.46
075-098-029-000	4	1.00	166.46	61.01	227.46
075-098-030-000	4	1.00	166.46	61.01	227.46
075-098-031-000	4	1.00	166.46	61.01	227.46
075-098-032-000	4	1.00	166.46	61.01	227.46
075-098-033-000	4	1.00	166.46	61.01	227.46
075-098-034-000	4	1.00	166.46	61.01	227.46
075-098-035-000	4	1.00	166.46	61.01	227.46
075-098-036-000	4	1.00	166.46	61.01	227.46
075-098-037-000	4	1.00	166.46	61.01	227.46
075-098-038-000	4	1.00	166.46	61.01	227.46
075-098-039-000	4	1.00	166.46	61.01	227.46
075-098-040-000	4	1.00	166.46	61.01	227.46
075-098-041-000	4	1.00	166.46	61.01	227.46
075-098-042-000	4	1.00	166.46	61.01	227.46
075-098-043-000	4	1.00	166.46	61.01	227.46
075-098-044-000	4	1.00	166.46	61.01	227.46
075-098-045-000	4	1.00	166.46	61.01	227.46
075-098-046-000	4	1.00	166.46	61.01	227.46
075-098-047-000	4	1.00	166.46	61.01	227.46
075-098-048-000	4	1.00	166.46	61.01	227.46
075-098-049-000	4	1.00	166.46	61.01	227.46
075-098-050-000	4	1.00	166.46	61.01	227.46
075-098-051-000	4	1.00	166.46	61.01	227.46
075-098-052-000	4	1.00	166.46	61.01	227.46
075-098-053-000	4	1.00	166.46	61.01	227.46
075-098-054-000	4	1.00	166.46	61.01	227.46
075-098-055-000	4	1.00	166.46	61.01	227.46
075-098-056-000	4	1.00	166.46	61.01	227.46
075-099-001-000	4	1.00	166.46	61.01	227.46
075-099-002-000	4	1.00	166.46	61.01	227.46
075-099-003-000	4	1.00	166.46	61.01	227.46
075-099-004-000	4	1.00	166.46	61.01	227.46
075-099-005-000	4	1.00	166.46	61.01	227.46
075-099-006-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-099-007-000	4	1.00	166.46	61.01	227.46
075-099-008-000	4	1.00	166.46	61.01	227.46
075-099-009-000	4	1.00	166.46	61.01	227.46
075-099-010-000	4	1.00	166.46	61.01	227.46
075-099-011-000	4	1.00	166.46	61.01	227.46
075-099-012-000	4	1.00	166.46	61.01	227.46
075-099-013-000	4	1.00	166.46	61.01	227.46
075-099-014-000	4	1.00	166.46	61.01	227.46
075-099-015-000	4	1.00	166.46	61.01	227.46
075-099-016-000	4	1.00	166.46	61.01	227.46
075-099-017-000	4	1.00	166.46	61.01	227.46
075-099-018-000	4	1.00	166.46	61.01	227.46
075-099-019-000	4	1.00	166.46	61.01	227.46
075-099-020-000	4	1.00	166.46	61.01	227.46
075-099-021-000	4	1.00	166.46	61.01	227.46
075-099-022-000	4	1.00	166.46	61.01	227.46
075-099-023-000	4	1.00	166.46	61.01	227.46
075-099-024-000	4	1.00	166.46	61.01	227.46
075-099-025-000	4	1.00	166.46	61.01	227.46
075-099-026-000	4	1.00	166.46	61.01	227.46
075-099-027-000	4	1.00	166.46	61.01	227.46
075-099-028-000	4	1.00	166.46	61.01	227.46
075-099-029-000	4	1.00	166.46	61.01	227.46
075-099-030-000	4	1.00	166.46	61.01	227.46
075-099-031-000	4	1.00	166.46	61.01	227.46
075-099-032-000	4	1.00	166.46	61.01	227.46
075-099-033-000	4	1.00	166.46	61.01	227.46
075-099-034-000	4	1.00	166.46	61.01	227.46
075-099-035-000	4	1.00	166.46	61.01	227.46
075-099-036-000	4	1.00	166.46	61.01	227.46
075-099-037-000	4	1.00	166.46	61.01	227.46
075-099-038-000	4	1.00	166.46	61.01	227.46
075-099-039-000	4	1.00	166.46	61.01	227.46
075-099-040-000	4	1.00	166.46	61.01	227.46
075-099-041-000	4	1.00	166.46	61.01	227.46
075-099-042-000	4	1.00	166.46	61.01	227.46
075-099-043-000	4	1.00	166.46	61.01	227.46
075-099-044-000	4	1.00	166.46	61.01	227.46
075-099-045-000	4	1.00	166.46	61.01	227.46
075-099-046-000	4	1.00	166.46	61.01	227.46
075-099-047-000	4	1.00	166.46	61.01	227.46
075-099-048-000	4	1.00	166.46	61.01	227.46
075-099-049-000	4	1.00	166.46	61.01	227.46
075-099-050-000	4	1.00	166.46	61.01	227.46
075-099-051-000	4	1.00	166.46	61.01	227.46
075-099-052-000	4	1.00	166.46	61.01	227.46
075-099-053-000	4	1.00	166.46	61.01	227.46
075-099-054-000	4	1.00	166.46	61.01	227.46
075-099-055-000	4	1.00	166.46	61.01	227.46
075-099-056-000	4	1.00	166.46	61.01	227.46
075-099-057-000	4	1.00	166.46	61.01	227.46
075-099-058-000	4	1.00	166.46	61.01	227.46
075-099-059-000	4	1.00	166.46	61.01	227.46
075-099-060-000	4	1.00	166.46	61.01	227.46
075-099-061-000	4	1.00	166.46	61.01	227.46
075-099-062-000	4	1.00	166.46	61.01	227.46
075-099-063-000	4	1.00	166.46	61.01	227.46
075-099-064-000	4	1.00	166.46	61.01	227.46
075-099-065-000	4	1.00	166.46	61.01	227.46
075-099-066-000	4	1.00	166.46	61.01	227.46
075-099-067-000	4	1.00	166.46	61.01	227.46

APN	Zone	Zone EDU	District Wide Charge	Zone Charge	Total Charge
075-100-001-000	4	1.00	166.46	61.01	227.46
075-100-002-000	4	1.00	166.46	61.01	227.46
075-100-003-000	4	1.00	166.46	61.01	227.46
075-100-004-000	4	1.00	166.46	61.01	227.46
075-100-005-000	4	1.00	166.46	61.01	227.46
075-100-006-000	4	1.00	166.46	61.01	227.46
075-100-007-000	4	1.00	166.46	61.01	227.46
075-100-008-000	4	1.00	166.46	61.01	227.46
075-100-009-000	4	1.00	166.46	61.01	227.46
075-100-010-000	4	1.00	166.46	61.01	227.46
075-100-011-000	4	1.00	166.46	61.01	227.46
075-100-012-000	4	1.00	166.46	61.01	227.46
075-100-013-000	4	1.00	166.46	61.01	227.46
075-100-014-000	4	1.00	166.46	61.01	227.46
075-100-015-000	4	1.00	166.46	61.01	227.46
075-100-016-000	4	1.00	166.46	61.01	227.46
075-100-017-000	4	1.00	166.46	61.01	227.46
075-100-018-000	4	1.00	166.46	61.01	227.46
075-100-019-000	4	1.00	166.46	61.01	227.46
075-100-020-000	4	1.00	166.46	61.01	227.46
075-100-021-000	4	1.00	166.46	61.01	227.46
075-100-022-000	4	1.00	166.46	61.01	227.46
075-100-023-000	4	1.00	166.46	61.01	227.46
075-100-024-000	4	1.00	166.46	61.01	227.46
075-100-025-000	4	1.00	166.46	61.01	227.46
075-100-026-000	4	1.00	166.46	61.01	227.46
075-100-027-000	4	1.00	166.46	61.01	227.46
075-100-028-000	4	1.00	166.46	61.01	227.46
075-100-029-000	4	1.00	166.46	61.01	227.46
075-100-030-000	4	1.00	166.46	61.01	227.46
075-100-031-000	4	1.00	166.46	61.01	227.46
075-100-032-000	4	1.00	166.46	61.01	227.46
075-100-033-000	4	1.00	166.46	61.01	227.46
075-100-034-000	4	1.00	166.46	61.01	227.46
075-100-035-000	4	1.00	166.46	61.01	227.46
075-100-036-000	4	1.00	166.46	61.01	227.46
075-100-037-000	4	1.00	166.46	61.01	227.46
075-100-038-000	4	1.00	166.46	61.01	227.46
075-100-039-000	4	1.00	166.46	61.01	227.46
075-100-040-000	4	1.00	166.46	61.01	227.46
075-100-041-000	4	1.00	166.46	61.01	227.46
075-100-042-000	4	1.00	166.46	61.01	227.46
075-100-043-000	4	1.00	166.46	61.01	227.46
075-100-044-000	4	1.00	166.46	61.01	227.46
075-100-045-000	4	1.00	166.46	61.01	227.46
075-100-046-000	4	1.00	166.46	61.01	227.46
075-100-047-000	4	1.00	166.46	61.01	227.46
075-100-048-000	4	1.00	166.46	61.01	227.46
075-102-001-000	4	4.32	719.11	263.56	982.66
075-102-002-000	4	1.00	166.46	61.01	227.46
075-102-003-000	4	3.01	501.04	183.64	684.68
Total		**2,461.07**	**$409,669.71**	**$153,195.12**	**$562,843.08**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.3.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Ridgewood Place Landscaping and Lighting District; and the Levy and Collection of Annual Assessments related thereto for Fiscal Year 2026/2027. 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Ridgewood Place Landscaping and Lighting District; for Fiscal Year 2026/2027.
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1998 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIIID ("Article XIIID").

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information including the district budgets and proposed annual assessments. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second step in the annual levy of assessments on the district for fiscal year 2026/2027. Ridgewood Place Landscape and Lighting District is located in and around Soares Place adjacent to Roselle Avenue. The annual levy per EDU will increase from $296.07 to $325.68 to cover increased maintenance costs and to increase the reserve.

Therefore, it is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the Ridgewood Place Landscape and Lighting District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$296.07	$325.68	$29.61

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Ridgewood_Collect
2. CC Resolution 2026_Ridgewood_Report
3. FY2627 Riverbank Ridgewood Place Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Ridgewood Place Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez,CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE RIDGEWOOD PLACE LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Ridgewood Place Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Ridgewood Place Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK, AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – Ridgewood L&L for FY2026-27

City of Riverbank

Ridgewood Place
Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Ridgewood Place Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

PART I - OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
D. DESCRIPTION OF THE IMPROVEMENTS 4

PART II - PLANS AND SPECIFICATIONS 5

E. CHANGES OR MODIFICATIONS TO THE DISTRICT 5
F. DESCRIPTION OF THE DISTRICT 5

PART III - METHOD OF APPORTIONMENT 5

A. GENERAL 5
B. BENEFIT ANALYSIS 6
C. ASSESSMENT METHODOLOGY 7
D. ASSESSMENT RANGE FORMULA 8

PART IV - DISTRICT BUDGET FY 2026/2027 10

PART V — DISTRICT BOUNDARY MAPS 11

PART VI — 2026/2027 ASSESSMENT ROLL 14

PART I - OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Ridgewood Place Landscape and Lighting District ("District"). The District was formed in 1998 and is annually levied pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District assessments were approved by the property owners of record through a protest ballot proceeding at the time the District was formed in compliance with the substantive and procedural requirements of the California Constitution Article XIII D ("Article XIII D").

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to Chapter 3, beginning with Section 22620 of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to Chapter 4, Article 1, and beginning with Section 22640 of the 1972 Act. The assessment rate and method of apportionment described in this Report as approved or modified by the City Council defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be

identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with Section 22500. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the Article XIII D, which was enacted with the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the Article XIII D Section 4. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to Article XIII D Section 4 (a); and the assessments and assessment range formula described in this report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to Article XIII D Section 4 (c, d & e).

Briefly, the assessment range formula states that the assessment initially approved by the property owners may be increased each year by the greater of 3.0% or the percentage increase in the Consumer Price Index ("CPI") to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of the Article XIII D, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of Article XIII D Section 4, including a property owner protest proceeding (property owner assessment balloting).

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. DESCRIPTION OF THE IMPROVEMENTS

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include five street lights and approximately 583 linear feet of parkway landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The street lighting improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights. The street lights are identified as:

- Two street lights located on the perimeter of the development on the west side of Roselle Avenue, one north end of the subdivision and the other south of Soares Place.
- The remaining three street lights are located within the residential subdivision on Soares Place.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and encompass the parkway landscaped areas the entire length of the Ridgewood Place subdivision along of Roselle Avenue. The landscaped areas are identified as:

- Approximately 213 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and north of Soares Place.
- Approximately 370 linear feet of parkway landscaping adjacent to the subdivision along the west side of Roselle Avenue and south of Soares Place.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART II - PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Ridgewood Place within the City.

The District is comprised of a single residential development consisting of twenty-three (23) single-family residential parcels. The district was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

E. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No changes or modifications to the District are proposed for Fiscal Year 2026/2027.

F. DESCRIPTION OF THE DISTRICT

The District is located generally on the West Side of Roselle Avenue, north of Morrill Road and south of Turpin Avenue at Soares Place. The District includes twenty-three single family residential parcels within the subdivision known as Ridgewood Place, identified on Book 132 Page 63 parcels 43 through 65 of the Stanislaus County Assessor's Parcel Maps.

PART III - METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the Article XIII D Section 4, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. BENEFIT ANALYSIS

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the Article XIII D Section 4.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;

- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties.

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits - The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed

under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one Equivalent Dwelling Unit ("EDU"). Every other land use is typically converted to EDUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. Assessment Range Formula

Any new or increased assessments require voting, certain noticing, and meeting requirements. Article XIII D added specific requirements including an assessment ballot and weighted tabulation of the ballots to determine if majority protest exists at the Public Hearing. In Fiscal Year 1993/1994 the Brown Act (Government Code Section 54954.6(o)) changed the definition of the term "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency and approved by the voters in the area where the assessment is imposed." This definition for a new or increased assessment was also addressed in Senate Bill 919 (the Proposition 218 implementation statutes)

An assessment range formula was proposed and approved for the assessments when the District was formed in Fiscal Year 1998/1999 and is to be applied to all future assessments within the District.

The following describes the proposed assessment range formula:

Wherein, if the proposed assessment rate for each classification of property (levy per unit or rate) for the current fiscal year is less than or equal to the prior year's maximum

assessment plus the adjustments described in the following, then the new assessment is not considered an increased assessment. The purpose of establishing an assessment range formula is to provide for reasonable inflationary adjustment to the assessment amounts without requiring costly noticing, balloting, and mailing procedures, which would be added to the District costs and assessments.

Beginning in Fiscal Year 1999/2000, the maximum assessment may be adjusted by the greater of three percent (3.0%) or the percentage increase in the CPI. Each year the City shall compute the percentage difference between the CPI on December 31 of each year and the CPI for the previous December 31 as determined by the Bureau of Labor Statistics for the San Francisco Oakland Hayward Area. This percentage difference shall then establish the range of increased assessments allowed based on the CPI. Should the Bureau of Labor Statistics revise such index or discontinue the preparation of such index, the City shall use the revised index or comparable system as approved by the City Council for determining fluctuations in the cost of living.

The Maximum Assessment for Fiscal Year 2026/2027 is $565.33 which is an increase of 3.04% from prior year's maximum assessment. However, a rate of $325.68 per EDU will only be levied this year.

The following table illustrates how the assessment range formula is applied. This year, a 3.04% CPI increase is applied since it is greater than a 3.00% increase.

CPI Percentage Increase	Standard 3.00%	Maximum % Increase Allowed	Prior Year's Max Rate	Allowed Adjustment	New Maximum Rate
3.04%	3.00%	3.04%	$548.67	$16.66	$565.33

The fact that an assessment range formula is adopted for District assessments does not require that the adjustment maximum assessment be applied each year nor does it restrict the assessments to the adjusted amount. If the budget and assessments for the District do not require an increase or the increase is less than the maximum allowable adjustment, then the required budget and assessment shall be applied. If the budget and proposed assessments require an increase greater than the maximum allowable adjustment, then the proposed assessment is considered an increased assessment and mailed notices and ballots to the property owners would be required pursuant to the Article XIII D Section 4c.

PART IV - DISTRICT BUDGET FY 2026/2027

Ridgewood Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$2,880
Utilities	350
Repairs/Abatement	0
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$3,230**
ADMINISTRATION COSTS	
City Administration & Overhead	$1,000
District Administration	2,242
County Administration Fee	5
Administration Costs (Subtotal)	**$3,247**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$6,477**
Reserve Collection/ (Transfer)	1,014
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$7,491**
DISTRICT STATISTICS	
Total Parcels	23
Total Parcels Levied	23
Total Equivalent Dwelling Units (EDU)	23.00
Assessment Rate (Levy Per EDU)	**$325.68**
Maximum Assessment Rate Approved	**$565.33**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$1,533
Reserve Fund Activity	1,014
Ending Reserve Fund Balance (Projected)	**$2,547**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT BOUNDARY MAPS

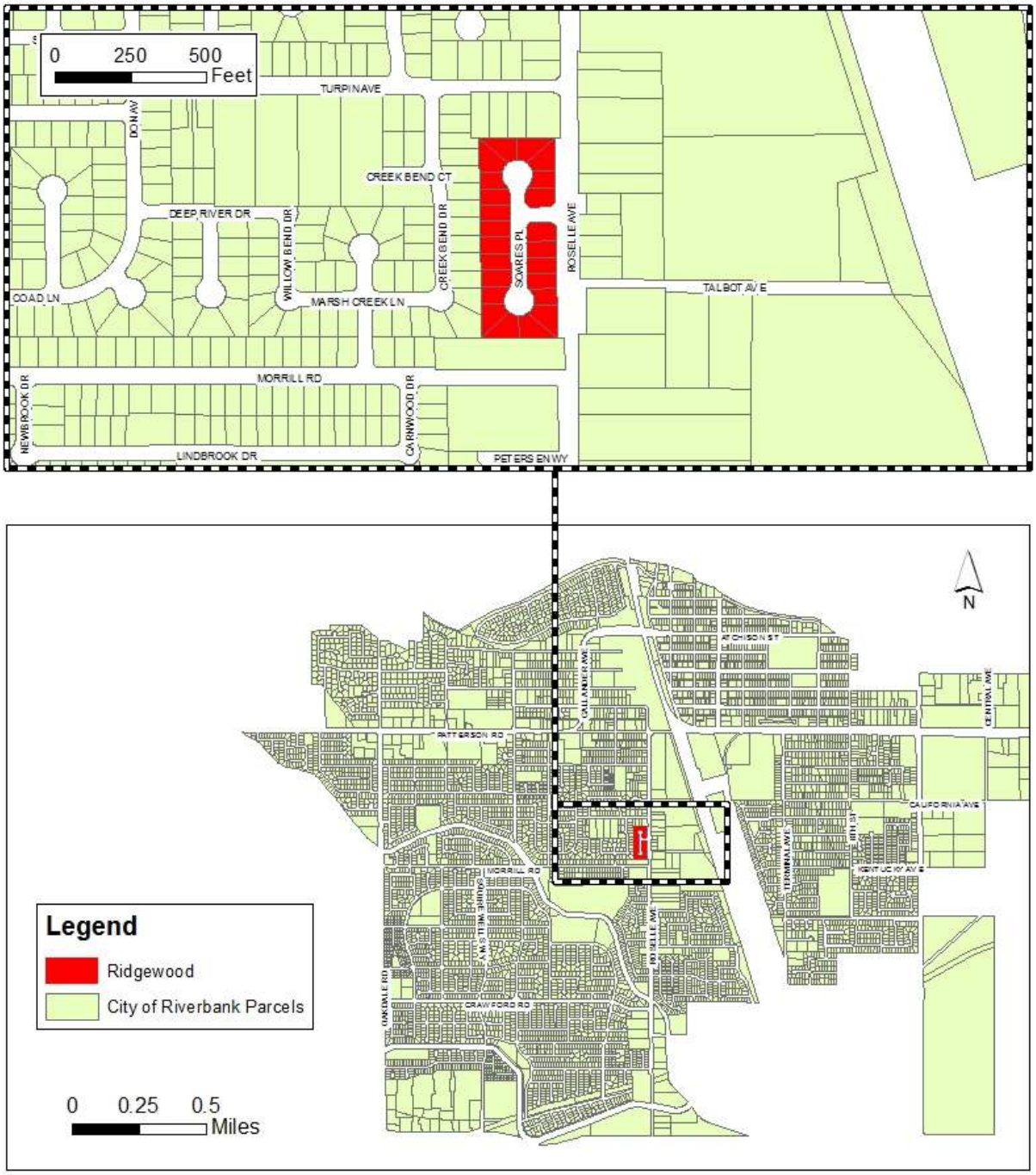
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Ridgewood Place subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map of for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the County Assessor's Parcel Map associated with the District.

City of Riverbank
Ridgewood Place
Landscape and Lighting District

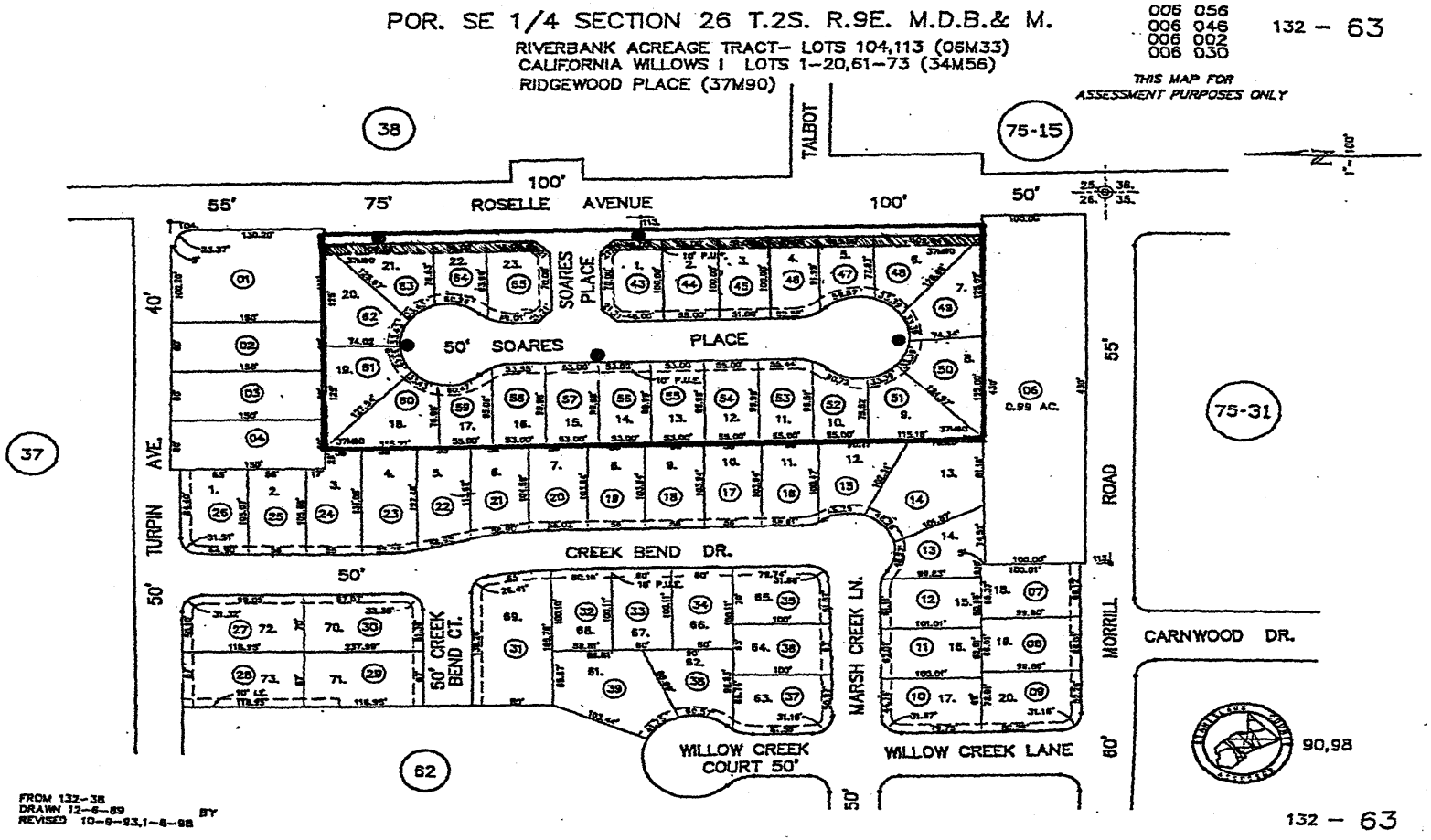
WILLDAN Financial Services



Boundary and Improvement Diagram Ridgewood Place

- **Street Lights**

Landscaped Areas Shaded



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is listed below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and rights-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
132-063-043-000	1.0	$325.68
132-063-044-000	1.0	325.68
132-063-045-000	1.0	325.68
132-063-046-000	1.0	325.68
132-063-047-000	1.0	325.68
132-063-048-000	1.0	325.68
132-063-049-000	1.0	325.68
132-063-050-000	1.0	325.68
132-063-051-000	1.0	325.68
132-063-052-000	1.0	325.68
132-063-053-000	1.0	325.68
132-063-054-000	1.0	325.68
132-063-055-000	1.0	325.68
132-063-056-000	1.0	325.68
132-063-057-000	1.0	325.68
132-063-058-000	1.0	325.68
132-063-059-000	1.0	325.68
132-063-060-000	1.0	325.68
132-063-061-000	1.0	325.68
132-063-062-000	1.0	325.68
132-063-063-000	1.0	325.68
132-063-064-000	1.0	325.68
132-063-065-000	1.0	325.68
Total	**23.0**	**$7,490.64**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.4.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank California, Amending and/or Approving the Engineer's Report for the Landscaping and Lighting District No. 01, River Cove Subdivision; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Landscaping and Lighting District No. 1, River Cove Subdivision; for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in 1993 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the River Cove subdivision.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second step in the annual levy of assessments on the district for fiscal year 2026/2027.

The River Cove Landscape & Lighting District is already assessing the maximum assessment rate approved by this District.

It is recommended that the City Council adopt Resolutions to amend and/or approve the Engineer's Report and order the levy and collection of annual assessments for the Lighting and Landscaping District No. 1 River Cove Subdivision for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "*Prioritize Financial Stability*."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the River Cove District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$196.90	$196.90	No Change

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_River Cove_Collect
2. CC Resolution 2026_River Cove_Report
3. FY2627 Riverbank River Cove Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01 FOR RIVER COVE SUBDIVISION; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collected annual assessments against parcels of land within said territory designated as **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision**,** for fiscal year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collected the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027, pursuant to the provisions of the Act; and

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on Tuesday, June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending

June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto.

b. The District includes all of the lands so benefited; and

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;
- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Natural and passive landscaped areas, parks, trails, open space areas, and natural habitats that are maintained and/or abated;
- Active parks including all landscaping, lighting, equipment and facilities (i.e., playgrounds, tot-lots, ball fields, sidewalks, landscaped areas and greenbelts);
- Public lighting facilities including street lighting, and lighting within the park and other public areas;
- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Landscaping and Lighting District No. 01", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE LANDSCAPING AND LIGHTING DISTRICT NO. 01, RIVER COVE SUBDIVISION; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Landscaping and Lighting District No. 01"** (hereafter referred to as the "District") for the River Cove Subdivision, and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Landscaping and Lighting District No. 01, Fiscal Year 2026/2027**" as required by the Act; and

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE LANDSCAPE AND LIGHTING DISTRICT NO. 1 RIVER COVE SUBDIVISION AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: Engineer's Report – River Cove L&L for FY2026-27

City of Riverbank

River Cove Landscaping and Lighting District

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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WILLDAN

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

River Cove Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and proposed assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

PART I – OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2

PART II — PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT 5
C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS 6

PART III — METHOD OF APPORTIONMENT 8

A. GENERAL 8
B. BENEFIT ANALYSIS 8
C. ASSESSMENT METHODOLOGY 10

PART IV — 2026/2027 DISTRICT BUDGET 11

PART V — DISTRICT DIAGRAMS 12

PART VI — 2026/2027 ASSESSMENT ROLL 20

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the River Cove Landscaping and Lighting District ("District"). The District was formed in 1993 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* ("1972 Act"). The District included all parcels within the residential development known as the River Cove subdivision and was previously referred to as the Riverbank Landscaping and Lighting District No. 1. The overall District improvements to be maintained at build out and a maximum assessment for those improvements were approved by the property owners of record when the District was formed.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcel's special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific fund numbers to identify properties assessed for special district benefit assessments on the tax roll.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved or modified by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be

identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the 1972 Act, beginning with *Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the California Constitution

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *California Constitution Article XIII D* ("Article XIII D"), which was enacted with the passage of Proposition 218 in November 1996.

Pursuant to the *Article XIII D Section 5*, certain existing assessments are exempt from the substantive and procedural requirements of *Article XIII D Section 4* and property owner balloting for the assessments is not required until such time that the assessments are increased. Specifically, the City determined that all improvements and the annual assessments originally established for the District were part of the conditions of property development and approved by the original property owner (developer at the time of the District formation in 1993). As such, pursuant to *Article XIII D Section 5(b),* all the property owners approved the existing District assessments at the time the assessments were created (originally imposed pursuant to a 100% landowner petition). Therefore, the pre-existing assessment amount (the maximum assessment rate identified in this Report) is exempt from the procedural requirements of *Article XIII D Section 4*.

The current maximum assessment rate of $196.90 per Equivalent Dwelling Unit was originally approved by the property owners (developer) and any assessment amount less than that amount is considered an exempt assessment pursuant to *Article XIII D Section 5(b).* The proposed assessment for any fiscal year may be increased over the previous fiscal year provided the assessment rate does not exceed the maximum assessment rate of $196.90 adopted and levied in fiscal year 1993/1994. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping.
2. The installation or construction of statuary, fountains, and other ornamental structures and facilities.
3. The installation or construction of public lighting facilities, including, but not limited to streetlights and traffic signals.
4. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof; including but not limited to, grading, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
5. The installation of park or recreational improvements including, but not limited to the following:
    a. Land preparation, such as grading, leveling, cutting and filling, sod, landscaping, irrigation systems, sidewalks, and drainage.
    b. Lights, playground equipment, play courts and public restrooms.
6. The maintenance or servicing, or both, of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation, repair or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
    d. The removal of trimmings, rubbish, debris, and other solid waste;
    e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
    g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
7. The acquisition of land for park, recreational or open-space purposes, or the acquisition of any existing improvement otherwise authorized by the 1972 Act.

8. Incidental expenses associated with the improvements including, but not limited to:
    a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
    c. Compensation payable to the County for collection of assessments;
    d. Compensation of any engineer or attorney employed to render services;
    e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
    f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II — PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of landscaping and street lighting improvements and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as River Cove within the City.

The District is comprised of a residential development built in several phases and consisting of two hundred forty-one (241) single-family residential parcels. The District was formed to ensure the ongoing maintenance of specific local landscaping and lighting improvements associated with this residential development and installed as a condition of developing all properties within the various subdivisions. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. IMPROVEMENTS AUTHORIZED UNDER THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.
- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. DESCRIPTION OF IMPROVEMENTS AND IMPROVEMENTS

The location, boundaries and specific improvements provided within the District are described in this section. The determination and calculation of special benefit is discussed in the Method of Apportionment and the corresponding expenses, revenues and assessments are summarized in the annual budget.

The District is located generally west of Burneyville Road, south of the Stanislaus River and north of State Highway 108 at Prestwick Drive. The District includes two hundred forty-one (241) residential parcels within the subdivision known as River Cove, identified on the Stanislaus County Assessor's Parcel Maps as:

Subdivision	Parcel Map Book	Parcel Map Page	Residential Lots	Total Parcels
River Cove Unit No. 2	75	48	0	3
River Cove Unit No. 2	75	47	67	68
River Cove Unit No. 3	75	50	78	78
River Cove Unit No. 4	75	52	44	45
River Cove Unit No. 5	75	54	1	2
River Cove Unit No. 6	75	55	21	21
River Cove Unit No. 7	75	56	30	31
Totals			**241**	**248**

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements maintained and serviced include fifty-two (52) streetlights and approximately 12.22 acres of parkway, open space, greenbelt and park landscaping and any appurtenant facilities, services or improvements directly associated with these improvements including incidental expenses.

The fifty-two (52) streetlights are located throughout the District and the improvements may include electrical costs, maintenance, repair and replacement of the poles, lights, wires or other equipment associated with the street lights.

The landscape improvements may include street trees, turf, ground cover, shrubs, irrigation and drainage systems, playground equipment, trails and paths, entry monuments, and block walls or other fencing. The landscaped areas are within the public right-of-ways and landscaped easements and are identified as:

- **Parcel 075-047-069:** 1.43 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot C of River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.02 acres of parkway and entryway landscaping located on the north side of Briarcliff Drive and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the east side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel Number Not Assigned:** 0.05 acres of parkway and entryway landscaping located on the north side of State Highway 108 and the west side of Prestwick Drive; within River Cove Unit No. 2
- **Parcel 075-048-001:** 5.53 acres of park and parkway landscaped areas located south of Briarcliff Drive and east of Dunbar Lane; Identified as Lot D of River Cove Unit No. 2
- **Parcel 075-048-002:** 0.50 acres of parkway and open space landscaping south of River Cove Drive and west of Burneyville Road; Identified as Lot A of River Cove Unit No. 2
- **Parcel 075-048-003:** 0.50 acres of parkway and open space landscaping north of River Cove Drive and west of Burneyville Road; Identified as Lot B of River Cove Unit No. 2
- **Parcel 075-050-079:** 1.31 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 3
- **Parcel 075-052-045:** 0.79 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 4
- **Parcel 075-054-002:** 2.02 acres of greenbelt area between River Cove Drive and the Stanislaus River; Identified as Lot A of River Cove Unit No. 5

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments may fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

The park area within the District is clearly a special benefit to the properties and property owners within the District. Because of the Park's size and location it provides no benefit to parcels outside the District or to the public at large and therefore the entire cost of

maintaining this park could be assessed to parcels within the District. However, the City currently funds the maintenance of all parks within the City of Riverbank from the General Fund. Therefore, the District budget includes a General Fund Contribution to offset the costs associated with maintaining the Park area.

PART III — METHOD OF APPORTIONMENT

A. GENERAL

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements, which include the construction, maintenance, and servicing of public lights, landscaping, parks, open space areas and appurtenant facilities. The 1972 Act requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating all assessments for this District reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on benefit to each parcel.

In addition, pursuant to *Article XIII D Section 4,* a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and provides that only special benefits are assessable and the District must separate the general benefits from the special benefits. The general benefit portion of the improvement costs have been estimated by the City and are shown as a General Benefit Contribution in the District Budget section of this Report.

B. BENEFIT ANALYSIS

Each of the improvements and their associated costs has been carefully reviewed by the City and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements and approval of an annual assessment were part of the conditions of property development and approved by the original property owner (developer). As such, pursuant to *Article XIII D Section 5b*, all the property owners approved the maximum assessment amount identified in this Report at the time the assessment was created (originally imposed pursuant to a 100% landowner petition). Therefore the existing maximum assessment amount of $196.90 is not subject to the procedural requirements of *Article XIII D Section 4* (property owner ballot proceedings). Although the current assessment does not require additional property owner approval (unless increased), the improvements within the District clearly provide a special benefit to the parcels assessed and therefore, the existing assessments are in compliance with the substantive requirements of *Article XIII D Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original improvement. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the Zones providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance, and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the Zones by moderating temperatures, providing oxygenation and attenuating noise.

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;

- Increased promotion of business during nighttime hours in the case of commercial properties;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

C. ASSESSMENT METHODOLOGY

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single-family home site as the basic unit of assessment. A single-family home site equals one Equivalent Dwelling Unit ("EDU"). Every other land use is typically converted to EDU based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single-family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel's Levy Amount

Or more simply stated, since all District parcels are 1 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

PART IV — 2026/2027 DISTRICT BUDGET

River Cove Landscaping and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$31,900
Utilities	4,300
Repairs/Abatement	10,000
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Direct Costs (Subtotal)	**$46,200**
ADMINISTRATION COSTS	
City Administration & Overhead	$3,470
District Administration	3,403
County Administration Fee	50
Administration Costs (Subtotal)	**$6,923**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$53,123**
Reserve Collection/ (Transfer)	(5,671)
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$47,452**
DISTRICT STATISTICS	
Total Parcels	248
Total Parcels Levied	241
Total Equivalent Dwelling Units (EDU)	241.00
Assessment Rate (Levy Per EDU)	**$196.90**
Maximum Assessment Rate Approved	**$196.90**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$35,439
Reserve Fund Activity	(5,671)
Ending Reserve Fund Balance (Projected)	**$29,768**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT DIAGRAMS

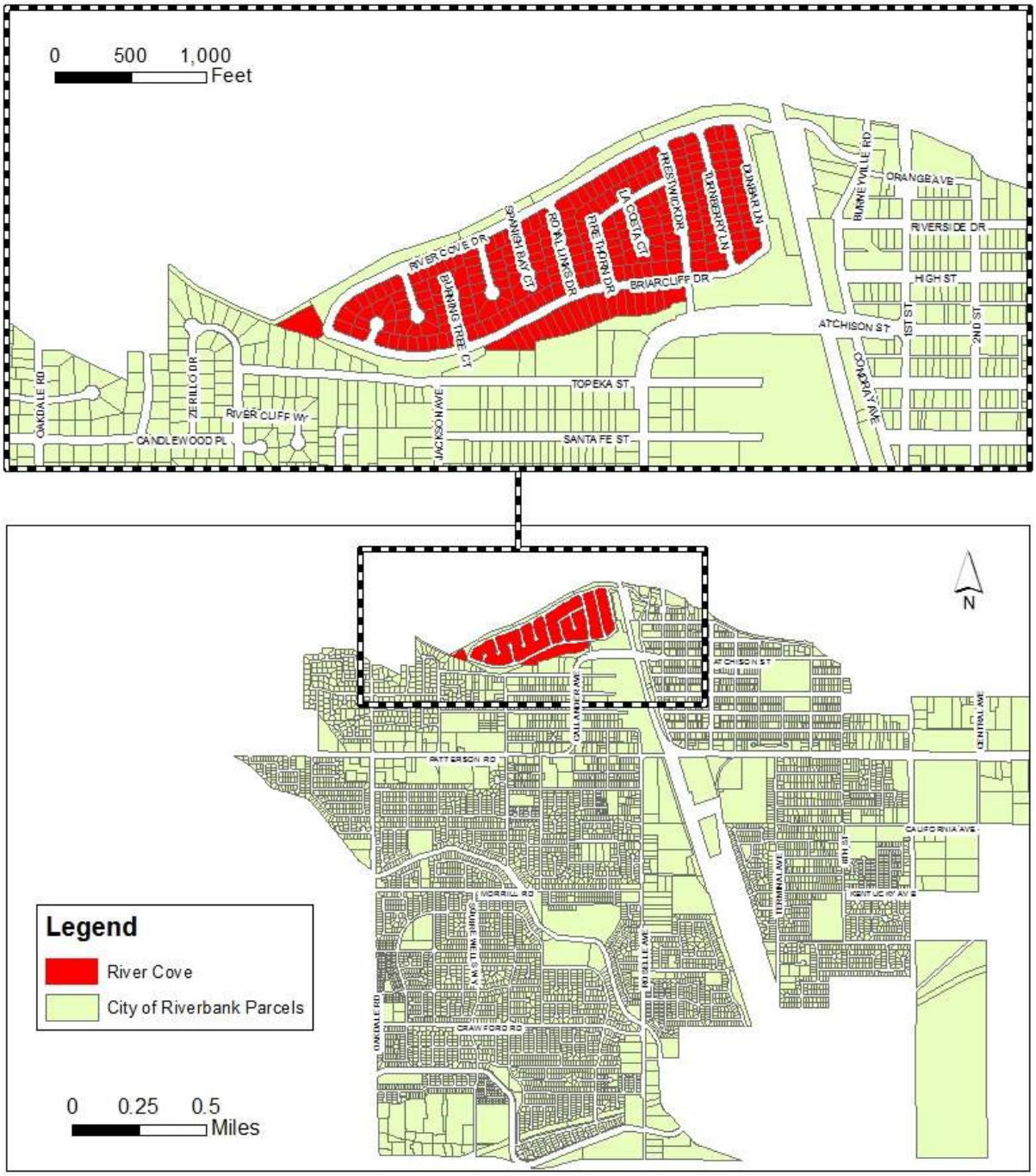
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the River Cove subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following pages are reproductions of the County Assessor's Parcel Map associated with the District.

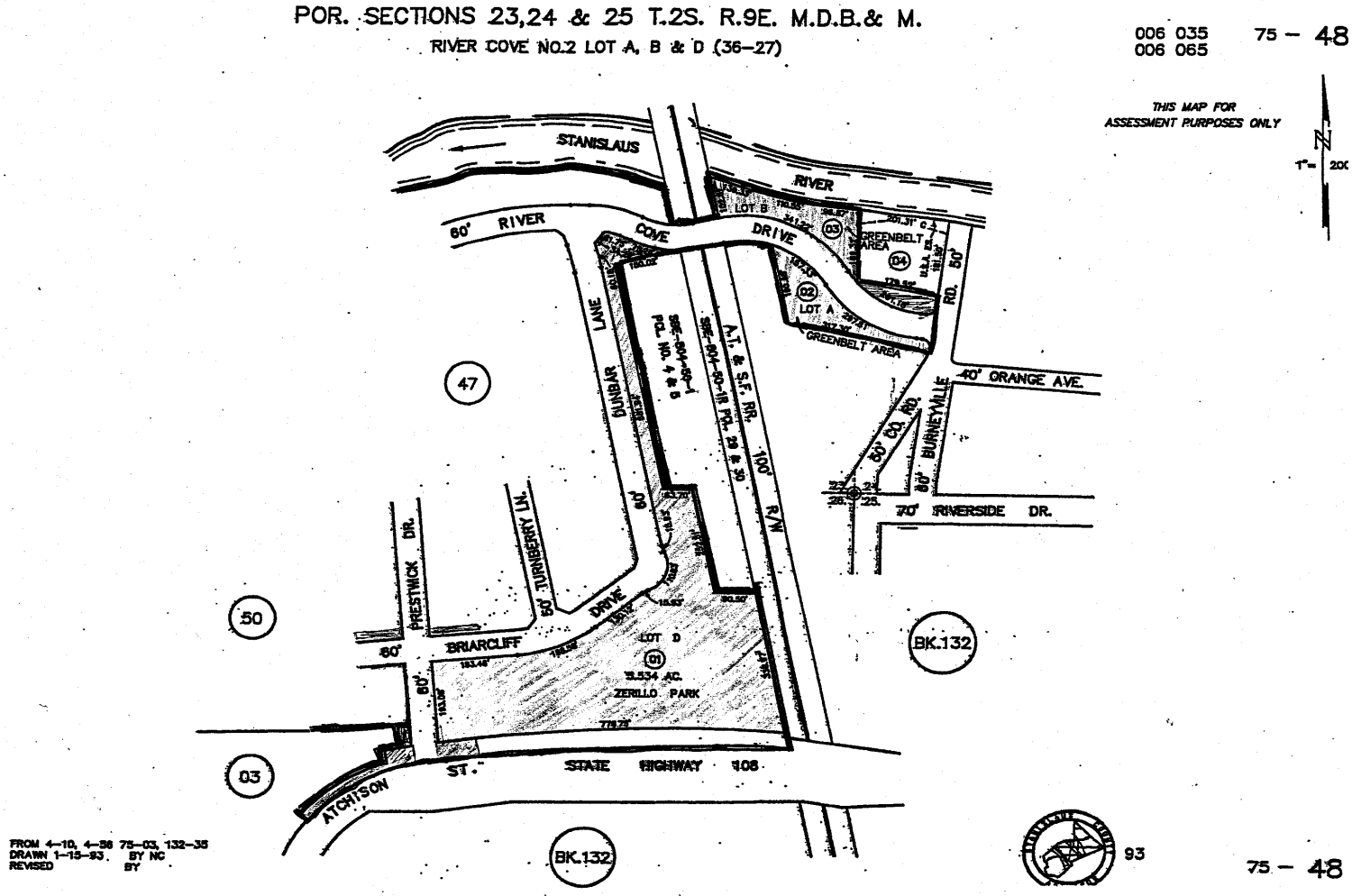
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision

WILLDAN Financial Services



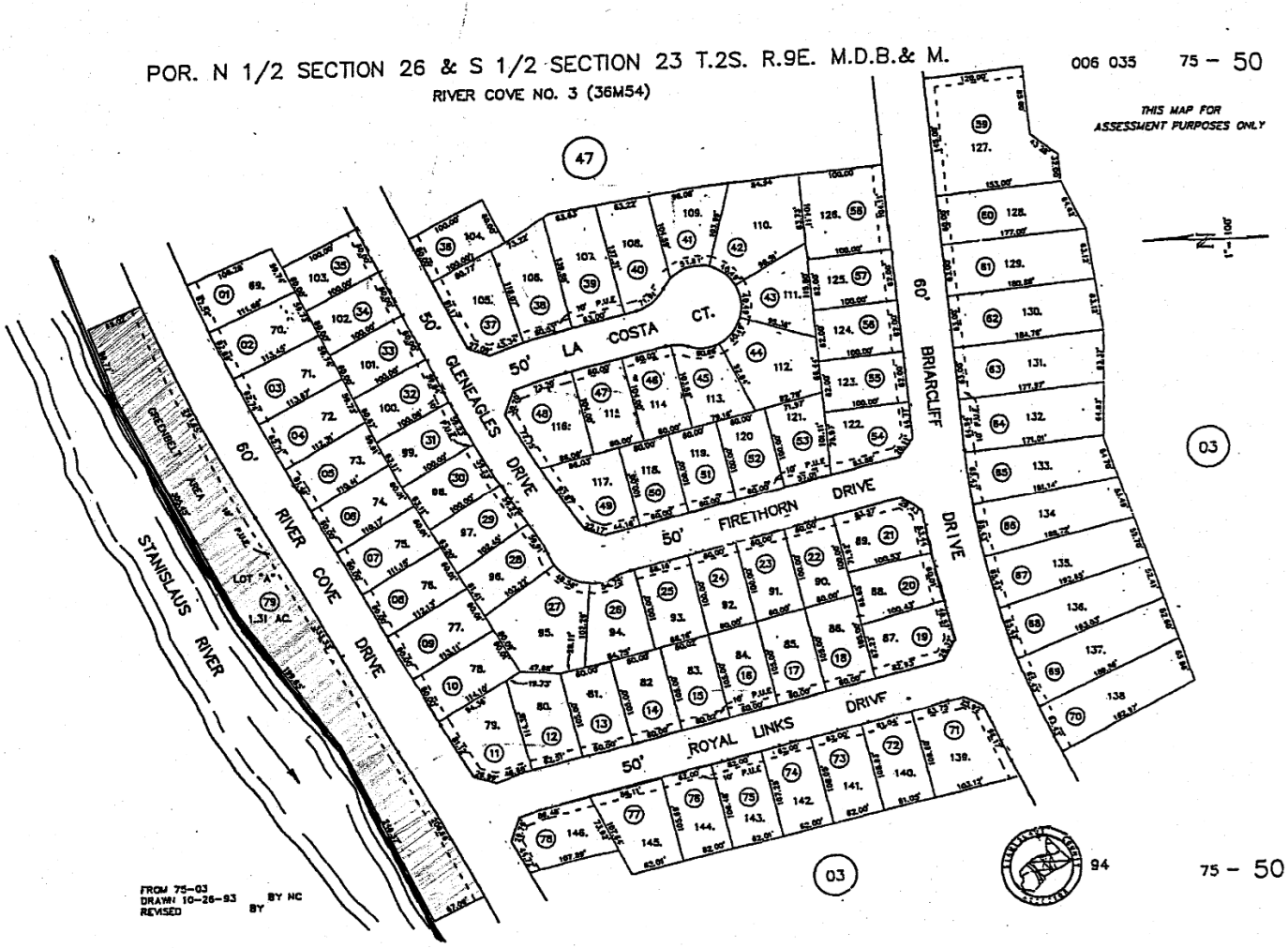
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



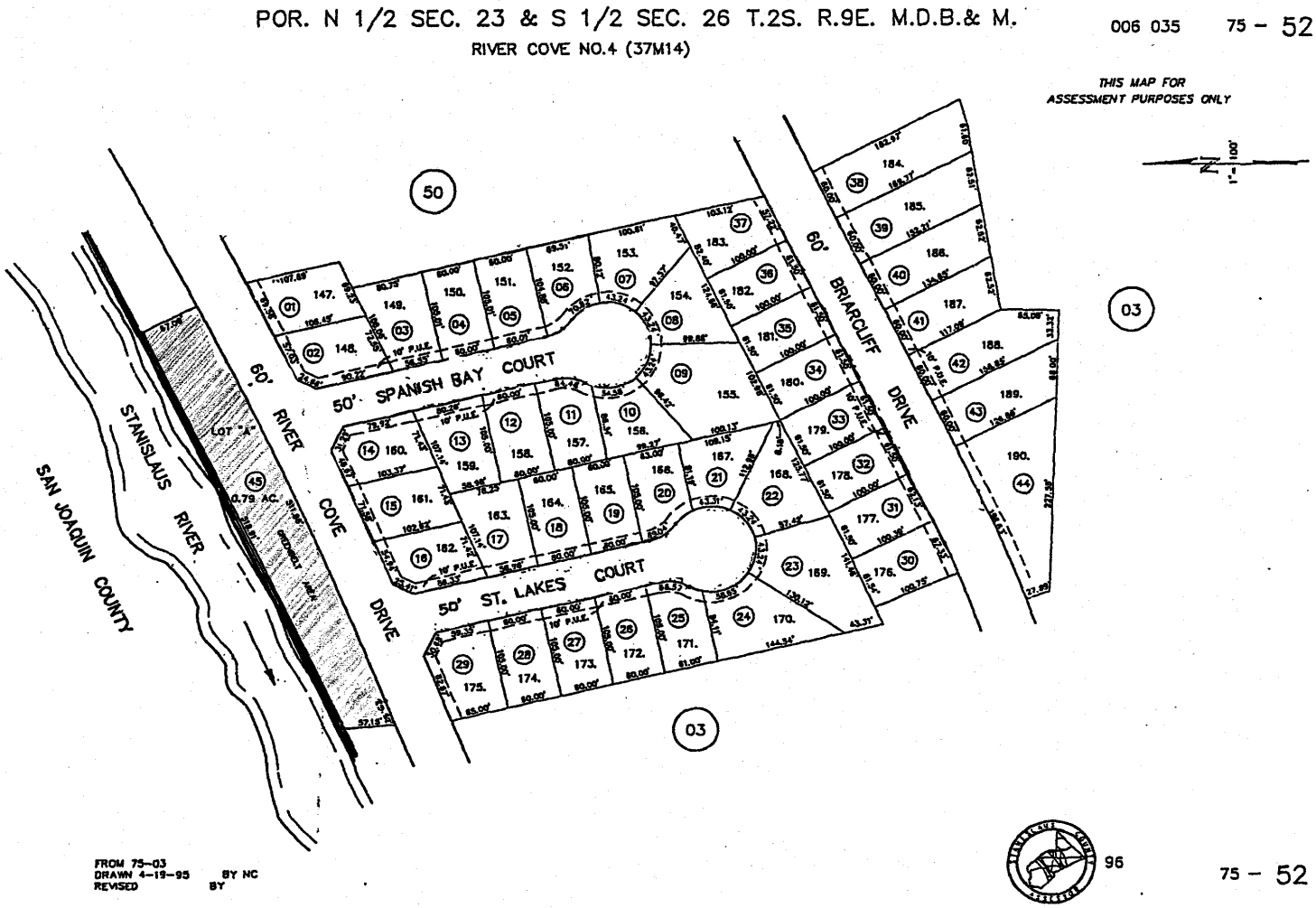
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded



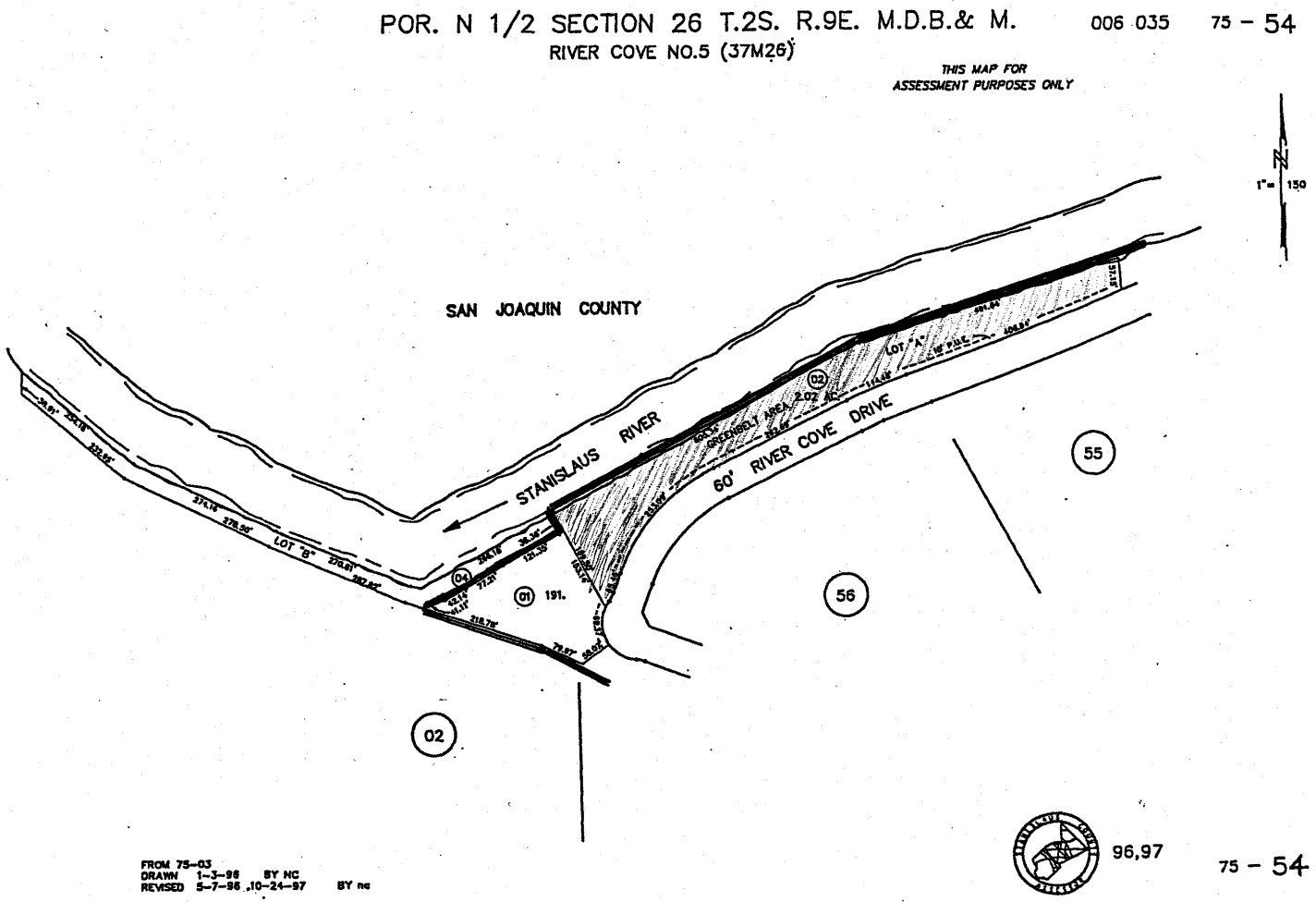
City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

Landscaped Areas Shaded

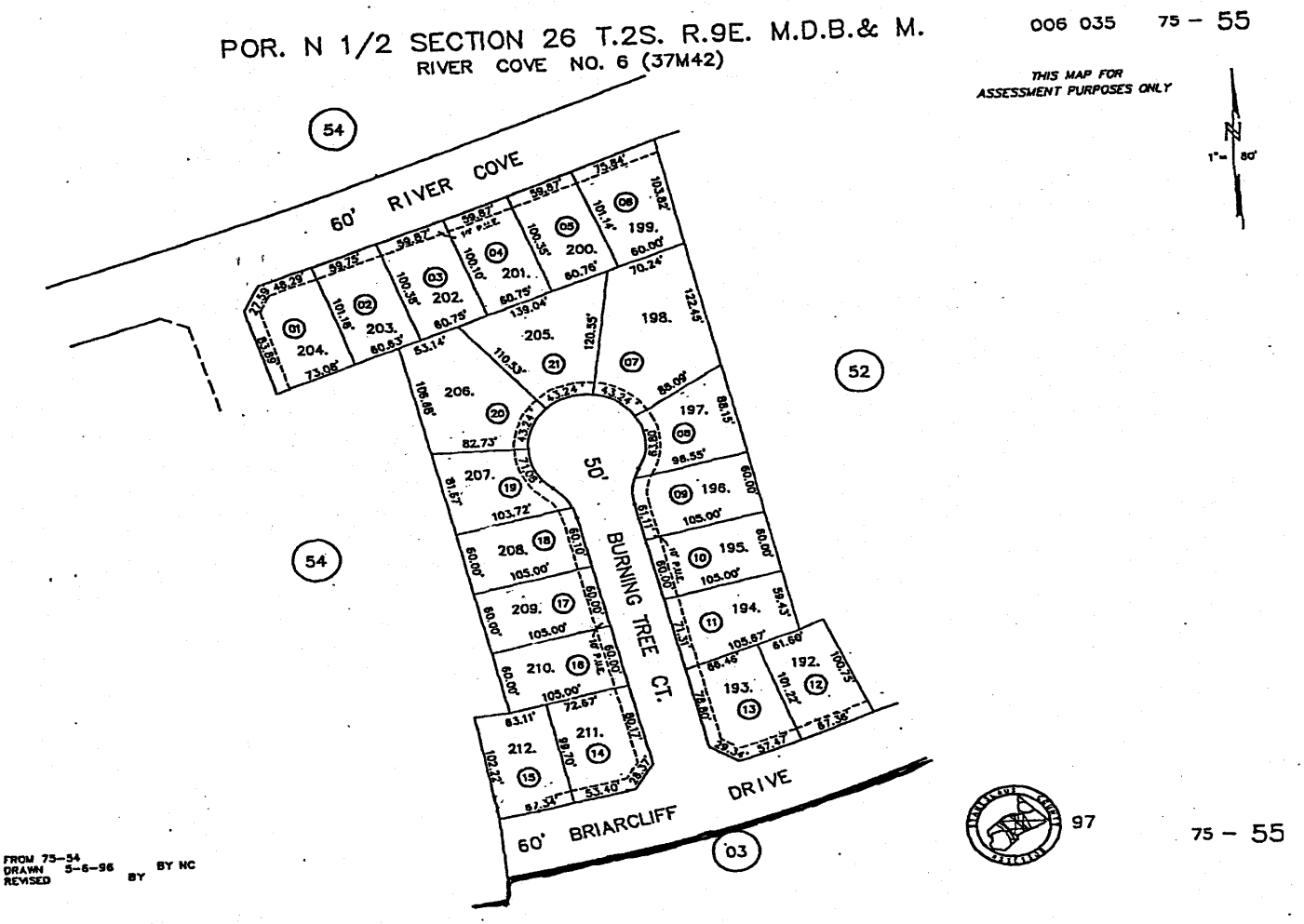


City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram

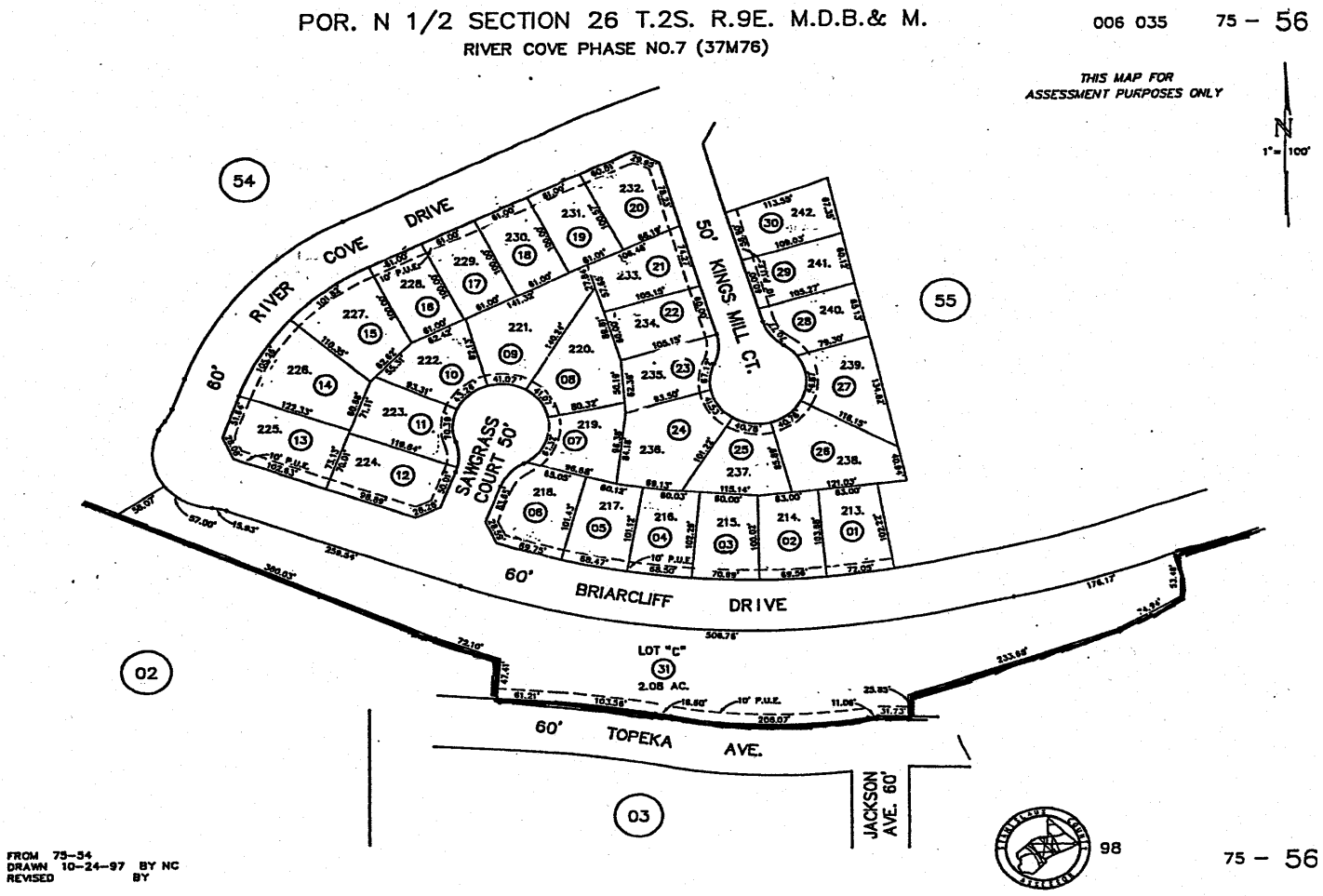
Landscaped Areas Shaded



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram



City of Riverbank
Landscape and Lighting District No. 1
River Cove Subdivision
Assessor's Parcel Map and Improvement Diagram



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is included on the following pages. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
075-047-001-000	1.0	$196.90
075-047-002-000	1.0	196.90
075-047-003-000	1.0	196.90
075-047-004-000	1.0	196.90
075-047-005-000	1.0	196.90
075-047-006-000	1.0	196.90
075-047-007-000	1.0	196.90
075-047-008-000	1.0	196.90
075-047-009-000	1.0	196.90
075-047-010-000	1.0	196.90
075-047-011-000	1.0	196.90
075-047-012-000	1.0	196.90
075-047-013-000	1.0	196.90
075-047-014-000	1.0	196.90
075-047-015-000	1.0	196.90
075-047-016-000	1.0	196.90
075-047-017-000	1.0	196.90
075-047-018-000	1.0	196.90
075-047-019-000	1.0	196.90

APN	EDU	Charge
075-047-020-000	1.0	196.90
075-047-021-000	1.0	196.90
075-047-022-000	1.0	196.90
075-047-023-000	1.0	196.90
075-047-024-000	1.0	196.90
075-047-025-000	1.0	196.90
075-047-026-000	1.0	196.90
075-047-027-000	1.0	196.90
075-047-028-000	1.0	196.90
075-047-029-000	1.0	196.90
075-047-030-000	1.0	196.90
075-047-031-000	1.0	196.90
075-047-032-000	1.0	196.90
075-047-033-000	1.0	196.90
075-047-034-000	1.0	196.90
075-047-035-000	1.0	196.90
075-047-036-000	1.0	196.90
075-047-037-000	1.0	196.90
075-047-038-000	1.0	196.90
075-047-039-000	1.0	196.90
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APN	EDU	Charge
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075-050-078-000	1.0	196.90

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075-052-006-000	1.0	196.90
075-052-007-000	1.0	196.90
075-052-008-000	1.0	196.90
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075-052-010-000	1.0	196.90
075-052-011-000	1.0	196.90
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APN	EDU	Charge
075-056-019-000	1.0	196.90
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075-056-021-000	1.0	196.90
075-056-022-000	1.0	196.90
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075-056-024-000	1.0	196.90
075-056-025-000	1.0	196.90
075-056-026-000	1.0	196.90
075-056-027-000	1.0	196.90
075-056-028-000	1.0	196.90
075-056-029-000	1.0	196.90
075-056-030-000	1.0	196.90
Total	**241.0**	**$47,452.90**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.5.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	1) **Resolution** of the City Council of the City of Riverbank, California, Amending and/or Approving the Engineer's Report for the Sierra Vista Estates Landscaping and Lighting District; and the Levy and Collection of Annual Assessments Related Thereto for Fiscal Year 2026/2027 2) **Resolution** of the City Council of the City of Riverbank, California Ordering the Levy and Collection of Annual Assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

SUMMARY

The City of Riverbank annually levies and collects special assessments for landscape maintenance, capital improvements, and street lighting. The District was formed in Fiscal Year 2000/2001 and is levied annually pursuant to the Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code ("1972 Act"). The District includes all parcels within the residential development known as the Sierra Vista Estates.

The Engineer's Annual Levy Report for Fiscal Year 2026/2027 has been prepared in accordance with the provisions of Chapter 3, Section 22622 of the 1972 Act. The report details the improvements and financial information, including the district budgets and proposed annual assessments. The costs of improvements and the annual levy, including all expenditures, deficits, surpluses, revenues, and reserves, are assessed to each parcel within the District proportionate to the parcel's special benefits. The attached resolutions represent the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Sierra Vista Estates Landscaping and Lighting District for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "*Prioritize Financial Stability*."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for parcels in the Sierra Vista Estates Landscape and Lighting District for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$102.00	$102.00	$0.00

Costs for the district are paid through assessments to property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Sierra Vista Estates_Collect
2. CC Resolution 2026_Sierra Vista Estates_Report
3. FY2627 Riverbank Sierra Vista LL Engineer's Report

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, desires to levy and collect annual assessments against parcels of land within said territory designated as **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") for Fiscal Year 2026/2027 to pay the costs and expenses of operating, maintaining and servicing the improvements and appurtenant facilities related thereto, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"); and,

WHEREAS, the City Council did by previous resolutions initiate proceedings and declare its intention to levy and collect the annual assessments for the District for the purpose of operating, maintaining and servicing the improvements related thereto, pursuant to the Act; and,

WHEREAS, the Engineer selected by the City Council has prepared and filed with the City Clerk, and the City Clerk has presented to the City Council an Engineer's Report that describes the District and assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026, and ending June 30, 2027, pursuant to the provisions of the Act; and,

WHEREAS, the City Council following notice duly given, has held a full and fair Public Hearing on June 9, 2026 regarding the District, the Engineer's Report prepared in connection therewith, and considered all oral and written statements, protests and communications made or filed by interested persons regarding these matters, pursuant to the Act.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The City Council upon the conclusion of the noticed Public Hearing finds that a written majority protest does not exist, pursuant to the provisions of the Act (Chapter 2, Article 1, Sections 22593 and 22594).

Section 2 The City Council desires to levy and collect assessments against parcels of land within the District for the fiscal year commencing July 1, 2026 and ending June 30, 2027, to pay the costs and expenses of operating, maintaining and servicing the landscaping, lighting and appurtenant facilities located within public places within the District.

Section 3 The City Council has carefully reviewed and examined the Engineer's Report in connection with the District, and the levy and collection of assessments. Based upon its review (and amendments, as applicable) of the Engineer's Report, a copy of which has been presented to the City Council and which has been filed with the City Clerk, the City Council hereby finds and determines that:

a. The territory of land within the District will receive special benefits from the operation, maintenance and servicing of the landscaping, lighting and appurtenant facilities and improvements related thereto;

b. The District includes all of the lands so benefited; and,

c. The net amount to be assessed upon the lands within the District, in accordance with the proposed budget for the fiscal year commencing July 1, 2026 and ending June 30, 2027, is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the special benefits to be received by each parcel from the improvements and services and is satisfied that the assessments are levied without regard to property valuation.

Section 4 The City Council finds the assessments as outlined in the Engineer's Report are in compliance with the provisions of California Constitution Article XIIID.

Section 5 The Engineer's Report and assessments as presented to the City Council and on file in the office of the City Clerk are hereby confirmed as filed.

Section 6 The City Council hereby orders the District improvements to be made, which improvements are briefly described as the operation, administration, maintenance and servicing of all public landscaping and lighting improvements and appurtenant facilities and expenses associated with the District that were installed as part of property development within the District and that will be maintained by the City of Riverbank or their designee and all such maintenance, operation and servicing of the landscaping and lighting and all appurtenant facilities shall be performed pursuant to the "Act", namely:

- Landscaped slopes, entryways, or other landscaped areas directly associated with the properties within the District;

- Parkway and perimeter landscaping adjacent to the District boundaries associated with the residential subdivision and dedicated and accepted by the City of Riverbank for maintenance;

- Public lighting facilities including street lighting, and landscape lighting within public areas;

- All appurtenant facilities, equipment, materials and utilities related to the aforementioned improvements.

Section 7 The City Clerk, or their designate, is hereby authorized and directed to file the levy with the County Auditor upon adoption of this Resolution pursuant to *Chapter 4, Article 1, Section 22641* of the Act.

Section 8 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 9 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Sierra Vista Estates Landscaping and Lighting District", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 6.

Section 10 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

Gabriela Hernandez
City Clerk

APPROVED:

Rachel Hernandez
Mayor

CITY OF RIVERBANK

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, AMENDING AND/OR APPROVING THE ENGINEER'S REPORT FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT; AND THE LEVY AND COLLECTION OF ANNUAL ASSESSMENTS RELATED THERETO FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereafter referred to as the "City Council") does resolve as follows:

WHEREAS, the City Council, pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the Streets and Highways Code of California, beginning with Section 22500* (hereafter referred to as the "Act"), did by previous Resolution order the Engineer, Willdan Financial Services, to prepare and file a Report in connection with the **"Sierra Vista Estates Landscaping and Lighting District"** (hereafter referred to as the "District") and the proposed levy and collection of annual assessments against parcels of land for the fiscal year commencing July 1, 2026 and ending June 30, 2027; and,

WHEREAS, the Engineer has prepared and filed with the City Clerk of the City of Riverbank, California and the City Clerk has presented to the City Council such report entitled "**Engineer's Annual Levy Report for Sierra Vista Estates Landscaping and Lighting District, Fiscal Year 2026/2027**" as required by the Act; and,

WHEREAS, the City Council pursuant to the provisions of *Chapter 2, Article 1, Section 22586* of said Act may approve the report, as filed, or may modify the report in any particular and approve it as modified; and,

WHEREAS, the City Council has carefully examined and reviewed the Report as presented, considered all oral and written comments presented with respect to the District and Report at a noticed Public Hearing and has discussed any necessary or desired modifications to the Report.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE SIERRA VISTA ESTATES LANDSCAPING AND LIGHTING DISTRICT AS FOLLOWS:

Section 1 The Report as presented or as modified, contains the following:

a. A Description of Improvements.

b. A Diagram of the District.

c. The Method of Apportionment that details the method of calculating each parcel's proportional special benefits and annual assessment.

d. The Annual Budget (Costs and Expenses) and the resulting assessment (Levy per benefit unit) for the fiscal year.

e. The District Roll containing the proposed Levy for each Assessor Parcel Number within the District for Fiscal Year 2026/2027.

Section 2 The City Clerk is hereby directed to enter on the minutes of the City Council any and all modifications to the Report determined and approved by the City Council, and all such changes and/or modifications by reference are incorporated into the Engineer's Report.

Section 3 The City Council is satisfied with the Engineer's Report as presented or modified, each and all of the budget items and documents as set forth therein, and is satisfied that the annual assessments contained therein are consistent with the assessments approved by the property owners and spread in accordance with the special benefits received from the improvements pursuant to the provisions of the California Constitution Article XIIID.

Section 4 The Report is hereby approved as submitted or modified and ordered to be filed in the Office of the City Clerk as a permanent record and to remain open to public inspection.

Section 5 The City Clerk shall certify to the passage and adoption of this Resolution, and the minutes of this meeting shall so reflect the presentation and approval of the Report as submitted or modified.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	_____
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Engineer's Report – Sierra Vista Estates L&L for FY2026-27

City of Riverbank

Sierra Vista Estates Landscaping and Lighting District (No. 2000-01)

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Sierra Vista Estates Landscaping and Lighting District

This Report describes the District including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027 as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

PART I – OVERVIEW 1

A. INTRODUCTION 1
B. APPLICABLE LEGISLATION 2

PART II – PLANS AND SPECIFICATIONS 4

A. CHANGES OR MODIFICATIONS TO THE DISTRICT 4
B. DESCRIPTION OF THE DISTRICT 4
C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 4
D. DESCRIPTION OF IMPROVEMENTS 6

PART III – METHOD OF APPORTIONMENT 6

A. GENERAL 6
B. BENEFIT ANALYSIS 7
C. ASSESSMENT METHODOLOGY 8
D. ASSESSMENT RANGE FORMULA 9

PART IV – DISTRICT BUDGET FY 2026/2027 11

PART V — DISTRICT BOUNDARY MAPS 12

PART VI — 2026/2027 ASSESSMENT ROLL 14

PART I – OVERVIEW

A. INTRODUCTION

The City of Riverbank ("City") annually levies and collects special assessments in order to maintain the improvements within the Sierra Vista Estates Landscaping and Lighting District ("District"). The District was formed in Fiscal Year 2000/2001 and is annually levied pursuant to the *Landscape and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code* (the "1972 Act") and in compliance with the substantive and procedural requirements of the *California Constitution Article XIII D* ("Article XIII D"). The District includes all parcels within the residential development known as Sierra Vista Estates and was previously referred to as the Riverbank Landscaping and Lighting District No. 2000-01.

This Engineer's Annual Levy Report ("Report") has been prepared in accordance with the provisions of *Chapter 3, Section 22622* of the 1972 Act. This Report describes the District, the improvements therein, any annexations or other modifications to the District including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. The proposed assessments are based on the historic and estimated costs to maintain the improvements that provide a direct and special benefit to properties within the District. The costs of improvements and the annual levy including all expenditures, deficits, surpluses, revenues, and reserves are assessed to each parcel within the District proportionate to the parcels' special benefits.

For the purposes of this Report, the word "parcel" refers to an individual property assigned its own Assessment Number by the County of Stanislaus Assessor's Office. The County of Stanislaus Auditor/Controller uses Assessment Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

Pursuant to *Chapter 3,* beginning with *Section 22620* of the 1972 Act, the City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments pursuant to *Chapter 4, Article 1,* and beginning with *Section 22640* of the 1972 Act. The assessment rate and method of apportionment described in this Report, as approved following approval of or modification by the City Council, defines the assessments to be applied to each parcel within the District for Fiscal Year 2026/2027.

The assessments as approved will be submitted to the County Auditor/Controller to be included on the property tax roll for each parcel within the District. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number

for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate contained in this Report as approved by the City Council.

B. APPLICABLE LEGISLATION

The District has been formed and is annually levied pursuant to the *Landscaping and Lighting Act of 1972, Part 2 of Division 15 of the California Streets and Highways Code, beginning with Section 22500*. The assessments and methods of apportionment described in this Report utilize commonly accepted assessment engineering practices and have been calculated and proportionately spread to each parcel based on the special benefits received.

Compliance with the Current Legislation

All assessments described in this Report and approved by the City Council are prepared in accordance with the 1972 Act and are in compliance with the provisions of the *Article XIII D*, which was established through the passage of Proposition 218 in November 1996.

This District was formed after the passage of Proposition 218 and the assessments contained herein were established and approved pursuant to the provisions of the *Article XIII D Section 4*. Specifically, parcels within the District are assessed for only the reasonable cost of the proportional special benefit conferred on those parcels pursuant to *Article XIII D Section 4 (a)*; and the assessments and assessment range formula described in this Report were approved by the property owners at the time of formation through a property owner protest ballot proceeding pursuant to *Article XIII D Section 4 (c, d & e)*.

Briefly, the assessment range formula states that the maximum assessment initially approved by the property owners may be increased each year by 3.0% to establish an adjusted maximum assessment each year. This adjusted maximum assessment is calculated independently from the actual assessment approved each fiscal year. The proposed assessment for the current fiscal year may be less than or equal to the maximum assessment rate previously approved and adopted for the District. Any proposed assessment that exceeds the adjusted maximum assessment rate is considered an increased assessment. Pursuant to the provisions of *Article XIII D*, all new or increased assessments (the incremental increase) are subject to both the substantive and procedural requirements of *Article XIII D Section 4*, including a property owner protest proceeding (property owner assessment balloting).

Provisions of the 1972 Act (Improvements and Services)

As generally defined, the improvements and the associated assessments for any District formed pursuant to the 1972 Act may include one or any combination of the following:

1. The installation or planting of landscaping;

2. The installation or construction of statuary, fountains, and other ornamental structures and facilities;
3. The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof;
4. The maintenance and/or servicing of any of the foregoing including the furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including, but not limited to:
    a. Repair, removal, or replacement of all or any part of any improvements;
    b. Grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities;
    c. Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury;
    d. The removal of trimmings, rubbish, debris, and other solid waste;
    e. The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti;
    f. Electric current or energy, gas, or other agent for the lighting or operation of any other improvements; and,
    g. Water for the irrigation of any landscaping, the operation of any fountains, or the maintenance of any other improvements.
5. Incidental expenses associated with the improvements including, but not limited to:
    a. The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
    b. The costs of printing, advertising, and the publishing, posting and mailing of notices;
    c. Compensation payable to the County for collection of assessments;
    d. Compensation of any engineer or attorney employed to render services;
    e. Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements; and,
    f. Costs associated with any elections held for the approval of a new or increased assessment.

PART II – PLANS AND SPECIFICATIONS

The District provides for the continued maintenance and operation of local landscaping, street lighting and related services and improvements within the public right-of-ways for the benefit of parcels and properties within the development known as Sierra Vista Estates within the City.

The District is comprised of a single residential development consisting of sixty-four (64) single-family residential parcels. The District was formed to ensure the ongoing maintenance of local landscaping and lighting improvements associated with this residential subdivision and installed as part of the development of properties within the subdivision. The annual cost and expenses of providing the improvements are equitably spread among only the benefiting parcels within the District.

A. CHANGES OR MODIFICATIONS TO THE DISTRICT

Modifications to the District structure could include but are not limited to:

- Substantial changes or expansion of the improvements provided;
- Substantial changes in the service provided;
- Modifications or restructuring of the District or Zones including annexation or detachment of Zones or specific parcels;
- Revisions in the method of apportionment;
- Proposed new or increased assessments.

Some changes or modifications to the District would require the approval of the property owners within the District in accordance with the provisions of *Article XIII D, Section 4*. No other changes or modifications to the District are proposed for Fiscal Year 2026/2027.

B. DESCRIPTION OF THE DISTRICT

The District is located generally on the south of Reich Lane, east of Terminal Avenue, north of Van Dusen Avenue and west of Claus Road. The District includes sixty-four (64) residential parcels within the subdivision known as Sierra Vista Estates, identified on Book 75 Page 58 parcels 02 through 20, 27 through 67 and 69 through 72 of the Stanislaus County Assessor's Parcel Maps.

C. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.
- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.
- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.
- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

D. Description of Improvements

The improvements providing benefit to parcels within the District include specific street lighting facilities and landscaped areas originally installed as part of this residential development. The improvements may include, but are not limited to, street lighting facilities and all-landscaping material and facilities within the District, including ground cover, shrubs, trees and plants; irrigation and drainage systems; masonry walls or other fencing, entryway monument, and associated appurtenant facilities located within the District. The landscaped areas and streetlights are identified as:

- Approximately 400 linear feet of perimeter and parkway landscaping along the east side of Terminal Avenue, north of Van Dusen Avenue (approximately 2,000 square feet).
- Screening block wall approximately 400 linear feet with a height of 9 feet that was installed as part of the development associated with the landscaping.
- Twelve streetlights throughout the development.

All improvements within the District are maintained and serviced on a regular basis. City staff will determine the frequency and specific maintenance operations required. The District assessments fund all necessary utilities, operations, services, administration and maintenance costs associated with the improvements. The annual cost of providing the improvements within the District is spread among all benefiting parcels in proportion to the benefits received. The expenditures and assessments set forth in this Report are based upon the City's estimate of the costs associated with the improvements including all labor, personnel, equipment, materials and administrative expenses.

PART III – METHOD OF APPORTIONMENT

A. General

The 1972 Act permits the establishment of assessment districts by agencies for the purpose of providing certain public improvements which include the construction, maintenance and servicing of public lights, landscaping, and appurtenant facilities. The 1972 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The net amount to be assessed upon lands within an assessment district may be apportioned by any formula or method which fairly distributes the net amount among all assessable lots or parcels in proportion to the estimated benefits to be received by each such lot or parcel from the improvements."*

The formula used for calculating assessments in the District therefore reflects the composition of the parcels, and the improvements and services provided, to fairly apportion the costs based on estimated benefit to each parcel.

In addition, pursuant to the *Article XIII D, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel. *Article XIII D, Section 4* provides that only special benefits are assessable and the District must separate the general benefits from the special benefits.

B. Benefit Analysis

Each of the improvements and the associated costs has been carefully reviewed and the corresponding assessments have been proportionately spread to each parcel based on special benefits received from the improvements. The installation of the improvements was part of the conditions of property development. The property owners approved the corresponding assessments for the ongoing maintenance of the improvements at the time of formation through a property owner protest ballot proceeding pursuant to the *Article XIII D, Section 4*.

Special Benefits — The method of apportionment (assessment methodology) is based on the premise that each of the assessed parcels within the District receives benefit from the improvements maintained and financed by annual assessments. Specifically, the assessments are for the maintenance of local street lighting and landscaped improvements installed as part of the original. The desirability and security of properties within the District are enhanced by the presence of street lighting and well-maintained landscaping in close proximity to those properties.

The special benefits associated with the local landscaping improvements are specifically:

- Enhanced desirability of properties through association with the improvements;
- Improved aesthetic appeal of properties within the District providing a positive representation of the area;
- Enhanced adaptation of the urban environment within the natural environment from adequate green space and landscaping;
- Environmental enhancement through improved erosion resistance and dust and debris control;
- Increased sense of pride in ownership of property within the District resulting from well-maintained improvements associated with the properties;
- Reduced criminal activity and property-related crimes (especially vandalism) against properties in the District through well-maintained surroundings and amenities including abatement of graffiti;
- Enhanced environmental quality of the parcels within the District by moderating temperatures, providing oxygenation, and attenuating noise;

The special benefits of street lighting are the convenience, safety, and security of property, improvements, and goods. Specifically:

- Enhanced deterrence of crime and the aid to police protection;
- Increased nighttime safety on roads and highways;
- Improved ability of pedestrians and motorists to see;
- Improved ingress and egress to property;
- Reduced vandalism and other criminal acts and damage to improvements or property;
- Improved traffic circulation and reduced nighttime accidents and personal property loss;
- Increased promotion of business during nighttime hours in the case of commercial properties;

All of the preceding special benefits contribute to a specific enhancement and desirability of each of the assessed parcels within the District.

General Benefits – The improvements to be provided and maintained by the District are a direct result of property development within the District and would otherwise not be required or necessary. Developers typically install local improvements to enhance the marketability and value of properties within the development and/or as conditions of development. In either case, the improvements are clearly installed for the benefit of the properties being developed and not for the benefit of surrounding properties outside the District boundaries. Although local development improvements (by virtue of their location) may be visible to surrounding properties, any benefit to surrounding properties is incidental and cannot be considered a direct and special benefit. Furthermore, most developments within the City typically have various landscaping and lighting improvements specifically associated with their development and these improvements are funded by properties within those developments. Therefore, it has been determined that the District improvements and the on-going operation and maintenance of those improvements provide no identifiable or measurable general benefit to properties outside the District or to the public at large.

C. Assessment Methodology

Equivalent Dwelling Units: To assess benefits equitably, it is necessary to correlate the different type of parcels within the District to each other as well as their relationship to the improvements. The Equivalent Dwelling Unit method of apportioning benefit is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1972 Act, as the benefit to each parcel from the improvements are typically apportioned as a function of land use type, size and development.

The Equivalent Dwelling Unit method of assessment apportionment uses the single family home site as the basic unit of assessment. A single family home site equals one (1.0) Equivalent Dwelling Unit (EDU). Every other land use is typically converted to EDUs

based on an assessment formula that includes the property's specific development status, type of development (land use), and size of the property as compared to a single family home site. Although the EDU method of apportionment is an appropriate method of calculating each parcel's benefit, it should be noted that all properties within this District are identified as single family home sites and therefore benefit equally with each parcel assigned 1.0 EDU.

The following formulas are used to calculate the annual assessments. The Balance to Levy represents the total amount to be collected through the annual assessments. The Levy per EDU (Assessment Rate) is the result of dividing the total Balance to Levy by the Total District EDU. This Assessment Rate multiplied by each parcel's individual EDU determines each parcel's levy amount.

Total Balance to Levy / Total EDU = Levy per EDU (also called Assessment Rate)

Assessment Rate x Parcel's EDU = Parcel Levy Amount

Or more simply stated, since all District parcels are 1.0 EDU:

Total Balance to Levy / Total Assessable Parcels in Zone = Parcel Levy Amount

D. Assessment Range Formula

Any new or increase in assessments require certain noticing and meeting requirements by law. Prior to the passage of Proposition 218, legislative changes in the Brown Act defined the definition of "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through SB 919 (Proposition 218 implementation statutes).

The assessment range formula applied to District Assessments provides for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments.

The following describes the proposed assessment range formula:

Wherein, if the proposed annual assessment (levy per unit or rate) for the current fiscal year is less than or equal to the "Maximum Assessment" (or "Adjusted Maximum Assessment"), then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the initial Assessment approved by property owners adjusted annually by the following criteria:

1. Beginning in Fiscal Year 2001/2002 and each fiscal year thereafter, the Maximum Assessment will be recalculated annually.

2. The new adjusted Maximum Assessment for the year represents the prior year's Maximum Assessment adjusted by three percent (3.0%).
3. The Maximum Assessment is adjusted each year independently from the annual assessment. While the actual amount assessed may fluctuate each year, the maximum will continue to be increased by 3.0%, and in any given year, the assessment may be applied at the Maximum Assessment.

The Maximum Assessment is adjusted annually and is calculated independently of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per equivalent dwelling unit) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is greater than the assessment applied in the prior fiscal year. The City Council may reduce or freeze the Maximum Assessment at any time by amending the Engineer's Annual Report. The Maximum Assessment for Fiscal Year 2026/2027 is $212.30.

Although the Maximum Assessment will normally increase each year, the actual District assessments may remain virtually unchanged. The Maximum Assessment adjustment is designed to establish a reasonable limit on District assessments. The Maximum Assessment calculated each year does not require or facilitate an increase to the annual assessment and neither does it restrict assessments to the adjustment maximum amount. If the budget and assessments for the fiscal year does not require an increase, or the increase is less than the adjusted Maximum Assessment, then the required budget and assessment may be applied without additional property owner balloting. If the budget and assessments calculated requires an increase greater than the adjusted Maximum Assessment then the assessment is considered an increased assessment. To impose an increased assessment, the City Council must comply with the provisions of *Article XIII D Section 4(c) of the California Constitution*, which requires a public hearing and certain protest procedures including mailed notice of the public hearing and property owner protest balloting. Through the balloting process property owners must approve the proposed assessment increase. If the proposed assessment is approved, then a new Maximum Assessment is established for the District. If the proposed assessment is not approved, the City Council may not levy an assessment greater than the adjusted Maximum Assessment previously established for the District.

PART IV – DISTRICT BUDGET FY 2026/2027

Sierra Vista Estates Landscape and Lighting District	Total District
DIRECT COSTS	
Landscape Maintenance	$2,280
Utilities	0
Repairs/Abatement	500
Street Lighting	0
Miscellaneous/Materials/Equipment	0
Facility Maintenance Materials	0
Capital Expenditure	0
Direct Costs (Subtotal)	**$2,780**
ADMINISTRATION COSTS	
City Administration & Overhead	$1,000
District Administration	2,698
County Administration Fee	13
Administration Costs (Subtotal)	**$3,711**
LEVY BREAKDOWN	
Total Direct and Admin. Costs	**$6,491**
Reserve Collection/ (Transfer)	37
Contribution Replenishment	0
Other Revenues/General Fund Contribution	0
CIP Collection/(Transfer)	0
Balance to Levy	**$6,528**
DISTRICT STATISTICS	
Total Parcels	64
Total Parcels Levied	64
Total Equivalent Dwelling Units (EDU)	64.00
Assessment Rate (Levy Per EDU)	**$102.00**
Maximum Assessment Rate Approved	**$212.30**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance (Estimated)	$18,701
Reserve Fund Activity	37
Ending Reserve Fund Balance (Projected)	**$18,738**
Beginning Capital Improvement Fund	$0
Collections/(Transfers)	0
Capital Improvement Expenditures	0
Ending Capital Improvement Fund	**$0**

PART V — DISTRICT BOUNDARY MAPS

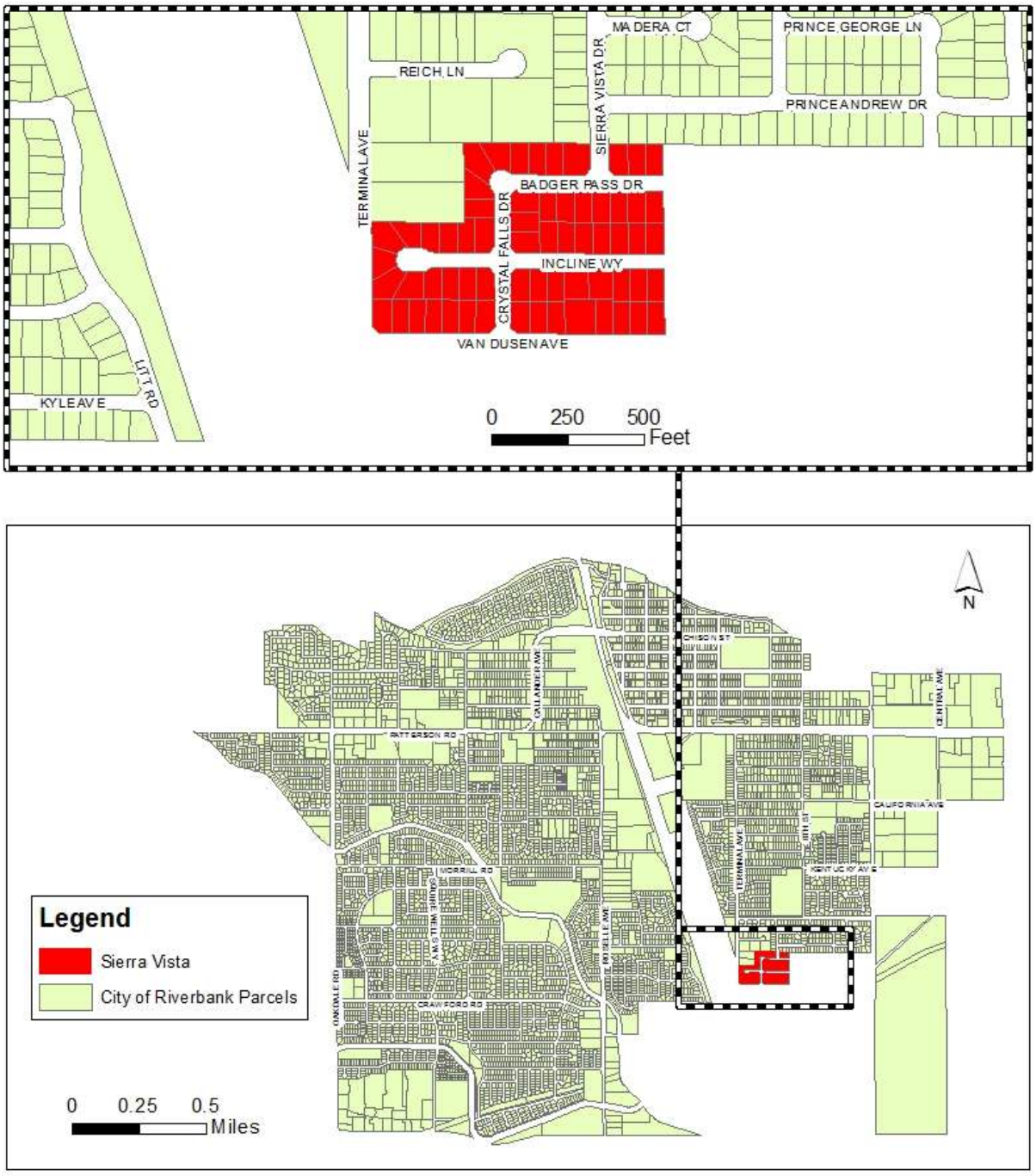
The original assessment diagrams and tract maps for the District were previously approved and submitted to the City in the format required by the 1972 Act. These diagrams are on file in the Office of the City Clerk and by reference are made part of this Report.

The boundaries for the District are contiguous with the boundaries of the Sierra Vista Estates subdivision and defined as the corresponding parcels identified on the Stanislaus County Assessor's Map. The parcel identification, lines, and dimensions of each parcel within the District are those lines and dimensions shown on the Stanislaus County Assessor's Map for the year in which this Report was prepared and by reference are incorporated and made part of this Report.

The following page is a reproduction of the original Assessment Diagram for the District.

City of Riverbank Sierra Vista Estates Landscape and Lighting District

WILLDAN Financial Services



PART VI — 2026/2027 ASSESSMENT ROLL

Parcel identification, for each lot or parcel within the District, shall be the parcel as shown on the Stanislaus County Assessor's map for the year in which this Report is prepared.

A listing of parcels assessed within this District, along with the assessment amounts, is below. If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the current fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate approved in this Report. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

Non-assessable lots or parcels include areas of public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas and right-of-ways including public greenbelts and parkways; utility right-of-ways; common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has specific development restrictions. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

APN	EDU	Charge
075-058-002-000	1.0	$102.00
075-058-003-000	1.0	102.00
075-058-004-000	1.0	102.00
075-058-005-000	1.0	102.00
075-058-006-000	1.0	102.00
075-058-007-000	1.0	102.00
075-058-008-000	1.0	102.00
075-058-009-000	1.0	102.00
075-058-010-000	1.0	102.00
075-058-011-000	1.0	102.00
075-058-012-000	1.0	102.00
075-058-013-000	1.0	102.00
075-058-014-000	1.0	102.00
075-058-015-000	1.0	102.00
075-058-016-000	1.0	102.00
075-058-017-000	1.0	102.00
075-058-018-000	1.0	102.00
075-058-019-000	1.0	102.00
075-058-020-000	1.0	102.00
075-058-027-000	1.0	102.00
075-058-028-000	1.0	102.00

APN	EDU	Charge
075-058-029-000	1.0	102.00
075-058-030-000	1.0	102.00
075-058-031-000	1.0	102.00
075-058-032-000	1.0	102.00
075-058-033-000	1.0	102.00
075-058-034-000	1.0	102.00
075-058-035-000	1.0	102.00
075-058-036-000	1.0	102.00
075-058-037-000	1.0	102.00
075-058-038-000	1.0	102.00
075-058-039-000	1.0	102.00
075-058-040-000	1.0	102.00
075-058-041-000	1.0	102.00
075-058-042-000	1.0	102.00
075-058-043-000	1.0	102.00
075-058-044-000	1.0	102.00
075-058-045-000	1.0	102.00
075-058-046-000	1.0	102.00
075-058-047-000	1.0	102.00
075-058-048-000	1.0	102.00
075-058-049-000	1.0	102.00
075-058-050-000	1.0	102.00
075-058-051-000	1.0	102.00
075-058-052-000	1.0	102.00
075-058-053-000	1.0	102.00
075-058-054-000	1.0	102.00
075-058-055-000	1.0	102.00
075-058-056-000	1.0	102.00
075-058-057-000	1.0	102.00
075-058-058-000	1.0	102.00
075-058-059-000	1.0	102.00
075-058-060-000	1.0	102.00
075-058-061-000	1.0	102.00
075-058-062-000	1.0	102.00
075-058-063-000	1.0	102.00
075-058-064-000	1.0	102.00
075-058-065-000	1.0	102.00
075-058-066-000	1.0	102.00
075-058-067-000	1.0	102.00
075-058-069-000	1.0	102.00
075-058-070-000	1.0	102.00
075-058-071-000	1.0	102.00
075-058-072-000	1.0	102.00
Total	**64**	**$6,528.00**

*Total may differ from budget due to rounding

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.6.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	**Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 2006-01 (Heartlands). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes the Heartlands and the Cottages Subdivisions as well as the Crossroads commercial development.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

It is recommended that the City Council adopt a Resolution ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessment for residential parcels in the Riverbank Storm Drain District No. 2006-01 (Heartlands) for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Residential Parcel Assessments	$67.38	$70.76	$ 3.38

Costs for the district are paid through assessments by property owners within the District; hence, there is no fiscal impact to the City.

ATTACHMENTS

1. CC Resolution 2026_Heartlands_Report
2. FY2627 Riverbank Heartlands Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands) (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and,

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and,

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and,

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL FOR THE RIVERBANK STORM DRAIN MAINTENANCE DISTRICT NO. 2006-01 (HEARTLANDS) AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written

statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) The land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) The District includes all of the lands so benefited; and,

iii) The net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the "Riverbank Storm Drain Maintenance District No. 2006-01 (Heartlands)", and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 4.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Engineer's Report – Storm Drain Maintenance District No. 2006-01 (Heartlands) L&L for FY2026-27

DRAFT

City of Riverbank

Riverbank Storm Drain District No. 2006-01 (Heartlands)

2026/2026 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

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AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Riverbank Storm Drain District No. 2006-01
(Heartlands)

The District includes all parcels of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and Crossroads Commercial Center.

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

INTRODUCTION 1

PART I - PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II - METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 8
C. ASSESSMENT RANGE FORMULA 10

PART III – 2026/2027 DISTRICT BUDGET 12

PART IV - DISTRICT DIAGRAMS 13

PART V – 2026/2027 ASSESSMENT ROLL 15

INTRODUCTION

Pursuant to the provisions of the Benefit Assessment Act of 1982, being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIII D* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 2006-01

(Heartlands)

(hereafter referred to as "District"), to provide for the maintenance and operation of storm drain facilities and improvements associated with the development of properties therein. Said District shall include all lots and parcels of land within the City of Riverbank that receive direct and special benefits from the improvements including the residential subdivisions known as the Heartlands and the Cottages as well as the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6 (hereafter referred to as the "Crossroads Commercial Center"). This Engineer's Report (hereafter referred to as "Report") describes the District, the improvements therein, any annexations or other modifications to the District, including any substantial changes to the improvements, the method of apportionment, the boundaries of the District, and financial information including the district budgets and proposed annual assessments for Fiscal Year 2026/2027. This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. This District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and is made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the existing and planned development of properties and storm drain infrastructure within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The formation of the District, the structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Heartlands, the Cottages, and the Crossroads Commercial Center developments; and by reference these plans and specifications are made part of this Report.

The word “parcel,” for the purposes of this Report, refers to an individual property assigned its own Assessor’s Parcel Number (APN) by the Stanislaus County Assessor’s Office. The Stanislaus County Auditor/Controller uses Assessor’s Parcel Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

The assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the Heartlands, the Cottages and the Crossroads Commercial Center.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property’s proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District is based on the development plans and estimated annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the initial maximum assessment for the District in Fiscal Year 2026/2027.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels that will receive special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel, and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus

County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I - PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential and commercial subdivisions known as the Heartlands, the Cottages and the Crossroads Commercial Center, which encompass an area of land totaling approximately eighty-eight acres (88.11 acres) of which approximately four acres (4.01 acres) is the drainage basin area, twenty-two acres (22.22 acres) that represents the area of residential development consisting of one hundred fifty-two (152) planned single-family residential units and approximately sixty-two acres (61.88 acres) that represents the area of commercial development. The residential area includes the subdivisions of the Heartlands and the Cottages representing 96 and 56 single-family residential homes, respectively. The District and parcels therein are generally located:
East of Oakland Road,
North of Claribel Road, and
South and West of the M.I.D Lateral No. 6.

The parcels within the District at the time of the Resolution of Intention are identified by the Stanislaus County Assessor's Office as:
Parcel number 075-097-043 for the drainage basin area, which is located on the northwest corner of the District;
All parcels within Book 075 Pages 096, 097 and 098 for the residential subdivisions known as the Heartlands and the Cottages, which are located along the northern areas of the District; and
All parcels within Book 075 Page 093 for the commercial area referred to as the Crossroads Commercial Center that is located south of the planned residential development within the District, with the exception of parcel number 075-093-026-000 which is the Hetch Hetchy 110' R O W.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.

- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;

- The costs of printing, advertising, and the publishing, posting and mailing of notices;

- Compensation payable to the County for collection of assessments;

- Compensation of any engineer or attorney employed to render services;

- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;

- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.

- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.

- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.

- The removal of trimmings, rubbish, debris, and other solid waste.

- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or a portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the residential subdivisions known as the Heartlands and the Cottages, and the commercial development located on the north side of Claribel Road between Oakdale Road and the MID Lateral No. 6, referred to as the Crossroads Commercial Center. The District improvements generally include but are not limited to inlets, catch basins, storm-drain-pipes, outlets, pumps, filters, drainage basins, and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities.

Development of each of the properties within the District to their full potential required the construction and installation of the four-acre drainage basin area located in the northwest section of the District and related storm drain infrastructure within the District to address water run-off from these properties. The construction and installation of these improvements and facilities were only necessary for the development of these properties and the ongoing maintenance and servicing of these improvements provided by this District are only necessary to ensure the integrity of these improvements and facilities associated with those properties. The facilities and services to be funded through the District assessments are generally described as:

Improvements and Facilities

The Storm Drain improvements and facilities to be maintained by the District include the four-acre drainage basin site constructed in the northern portion of the District (Assessor's Parcel Number 075-097-043) and the related facilities and infrastructure located within that site (referred to here as basin-site improvements), as well as the pipes, catch basins, inlets and related drainage facilities within the residential and commercial development areas that collect and direct water flow to this drainage basin (referred to here as property-site improvements). The facilities and infrastructure to be funded through the District assessments generally include:

Basin-site Improvements

A 2.95 acre drainage basin facility with 4 inch concrete reinforced side slopes and a soil composition floor that will naturally become vegetated through volunteer native plants; Approximately one acre of "upland" area surrounding the 2.95 acre drainage basin that is primarily constructed of compacted aggregate base material; A 6 foot high chain link fence along the perimeter of the "upland" area surrounding the drainage basin; An 8 inch

concrete reinforced access ramp to the basin floor; Drainage infrastructure facilities within the drainage basin site that include but are not limited to: A twenty foot wide rip-rap swale made up of 4-6" angular rock with a perforated sub-drain underneath the rip-rap to remove silt and sediment from the water runoff entering the basin (required by the Modesto Irrigation District); Screened inlets and galvanized steel storm drain grates; A lift/pump station; Four (4) catch basins; Two (2) cleanouts; One (1) manhole; and Approximately 1,005 linear feet of drain pipe including: 437 linear feet of 10" PVC gravity line. 168 linear feet of 10" PVC forced main line from the pump station to the MID canal. 143 linear feet of 12" perforated PVC. 199 linear feet of 18" RCP. 58 linear feet of 54" RCP (from basin inlet to Oakdale Road RW).

Property-site Improvements
The overall storm drain system to be maintained by the District includes various pipes, catch basins, inlets and other facilities within public right-of-ways and easements that collect and direct water flow from the residential and commercial properties of the District to the drainage basin. These improvements generally include: 73 storm drain manholes; 80 catch basins; and 123,057 lineal feet of piping tributary to the basin.

A detailed description of the storm drain improvement plans associated with the various property developments within the District are on file with the City Engineer and by reference these plans and specifications are made part of this Report.

Maintenance and Services
Annual inspection and stencil maintenance of inlets & catch basins; Cleaning and maintenance of catch basins, cleanouts, manholes, inlet structure and outlet structure as needed, including permits and documentation requirements; Periodic cleaning of storm drain pipes, including permits and documentation requirements; Annual landscape maintenance and rodent control of the drainage basin area; Periodic vegetation and debris control within the drainage basin; Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed; Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded); Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); Annual maintenance and repair of the fencing around the drainage basin.

PART II - METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, operation and servicing of drainage and flood control improvements. The 1982 Act further requires that the cost of these improvements be levied according to benefit rather than assessed value:

> *"The amount of the assessment imposed on any parcel of property shall be related to the benefit to the parcel which will be derived from the provision of the service".*

Furthermore:

> *"The annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing the service, except that the legislative body may, by resolution, determine that the estimated cost of work authorized … is greater than can be conveniently raised from a single annual assessment and order that the estimated cost shall be raised by an assessment levied and collected in installments…. The revenue derived from the assessment shall not be used to pay the cost of any service other than the service for which the assessment was levied.*

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices in compliance with the provisions of the 1982 Act and the California Constitution. The formulas used for calculating assessments reflects the composition of parcels within the District and the improvements and services provided, to fairly apportion the costs based on the special benefits to each parcel.

Each of the improvements and services, and the associated costs and assessments, have been carefully reviewed, identified and allocated based on special benefit pursuant to the provisions of the 1982 Act and the California Constitution. The storm drain improvements associated with this District were necessary and essential requirements for the development of the properties within the District to their full potential, consistent with the development plans and applicable portions of the City General Plan. As such, the ongoing operation, servicing and maintenance of those improvements would otherwise be the direct financial obligation of each individual property owner. Since the parcels to be assessed within the District would not have been developed in the absence of these improvements and facilities, each parcel has a direct investment in the proper maintenance of the various improvements that is over and above any general benefits that may be conferred by such improvements and services.

The ongoing maintenance and servicing of the District improvements is an integral part of the use and preservation of the properties within the District. Such services to be funded by annual assessments confer a particular and distinct special benefit to those parcels. The proper maintenance and servicing of the storm drain system ensures proper water flow and control of excess water during periods of rain, which is essential to the preservation and protection of private property. The storm drain system contributes to a specific enhancement of the parcels within the District and the absence of adequate maintenance and servicing of these improvements could eventually have a negative impact on those properties.

Although the improvements may include storm drain facilities that connect to similar facilities outside the District boundaries, it is clear that the construction and installation of these improvements were only necessary for the development of properties within the District. As such, it has been determined that the ongoing maintenance, servicing, and operation of the District improvements provide no measurable general benefit to properties outside the District or to the public at large, but clearly provide distinct and special benefits to properties within the District. Any improvement or portion thereof

(particularly off-site storm drain facilities) that may be considered general benefit shall be funded by other revenue sources and not included as part of the special benefit assessments allocated to properties within this District. However, the costs associated with installation or improvement of any future off-site facilities that benefit the parcels within this District as well as other properties (shared benefit) may be allocated to the parcels within the District based on their proportional special benefit from such improvements.

B. ASSESSMENT METHODOLOGY

All costs associated with the improvements and services shall be fairly distributed among the parcels based upon the special benefit received by each parcel. Additionally, in compliance with the *California Constitution Article XIII D, Section 4*, each parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred to that parcel. The benefit formula used to determine the assessment obligation is therefore based upon both the improvements that benefit the parcels within the District as well as the actual or planned development of each property as compared to other parcels that benefit from the improvements.

While the parcels within this District include both planned residential development and commercial development, they share a common need to control water runoff associated with their property. It has therefore been determined that the overall acreage of property development (gross acreage) within the District and each parcel's proportional share of that acreage provides a direct correlation to the special benefit each property receives from the improvements and services because it provides a fair and reasonable correlation to each parcel's proportional water runoff and demand on the storm drain infrastructure. Although the specific development of each property may have some impact on the amount of water runoff associated with that property due to variations in the surface area (natural or landscaped surfaces versus building footprint or asphalt area), the need for a well maintained storm drain system is essential to all property development and variations in the development of each property is considered inconsequential to the benefits associated with that storm drain system.

The following table provides a summary of the development acreage within the District that will benefit from the improvements and services to be provided through the revenues collected through the District's annual assessments.

Acreage by Land Use		
Land Use	Acreage	Percentage of Acreage
Planned Residential Development	22.22	26.42%
Planned Commercial Development	61.88	73.58%
Total	**84.10**	**100.00%**

Equivalent Benefit Units
Based on the preceding discussion, each property within the District is assigned an Equivalent Benefit Unit ("EBU") that is reflective of the parcel's proportional acreage, special benefit and assessment obligation.

Commercial Properties — Include all developed commercial properties and properties planned for commercial development within the area identified as the Crossroads Commercial Center within the District. Each of these parcels is assigned an EBU based on the parcel's net acreage. Each taxable property shall be assessed on the County tax roll, their proportionate share of the net annual costs based on this assigned EBU. Properties planned for commercial development have been assigned an aggregate 61.88 EBU. Non-taxable properties (parcels the County does not generate a tax bill for) shall be hand-billed for their proportional annual assessment if applicable, but should such assessments not be collected; the City shall make a contribution to the District to offset the lost revenue.

Residential Properties — While the overall EBU established for the District is based on the total acreage of benefiting properties, it has been determined that the benefit to each of the single-family residential properties developed in the District is identical and that the most appropriate allocation of special benefit is reflected by the total acreage associated with the residential subdivisions within the District divided by the total number of approved residential units. (22.22 acres divided by 152 approved units, equals approximately 0.15 EBU per residential unit). Therefore, each single-family residential parcel shall be assigned 0.15 EBU and residential properties that have not been fully subdivided, shall be assigned an EBU that reflects 0.15 EBU for each planned residential unit to be developed on the property.

Exempt Properties — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to any lot or parcel identified as public streets and other roadways (typically not assigned an APN by the County); and the four-acre detention basin site that represents much of the District's improvements, or any other public easement, utility right-of-way or other publicly owned properties that are part of the District improvements or may provide other benefits to private properties within the District.

These types of parcels are considered to receive no benefit from the improvements because they are also generally required as part of developing the residential and commercial properties within the District. These properties are exempted from assessment, but shall be reviewed annually by the assessment engineer to confirm the parcels' current development status. Government owned properties or public properties

are not necessarily exempt properties and shall be subject to special benefit assessment unless it qualifies for an exempt status.

The following formulas are used to calculate each parcel's annual assessment (proportional benefit):

The total number of Equivalent Benefit Units for the District is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements.

All Residential Property EBUs + Commercial Property EBU's = Total Parcels' EBU

An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total net annual cost budgeted for the improvements and dividing that amount by the total number of EBU's.

Total Balance to Levy / Total EBUs = Assessment Rate per EBU

This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and annual assessment obligation for the improvements.

Assessment Rate per EBU x Each Parcel's Assigned EBU = Parcel's Levy Amount

C. Assessment Range Formula

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (*California Constitution, Articles XIIIC and XIII D*), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners is required pursuant to the *California Constitution, Article XIII D, Section 4.* As part of the District formation, the notice and assessment ballots presented to the property owners for approval, included a maximum assessment amount for Fiscal Year 2006/2007 (initial maximum assessment), identification of the corresponding maximum assessment rate and a summary of the assessment range formula described herein.

The assessment range formula for this District shall be applied to all future assessments and is generally defined, if the annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for fiscal year 2006/2007 adjusted

annually by the annual percentage change in the February Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment for Fiscal Year 2025/2026 was $903.20/EBU. The CPI for 2026 is 2.48% increasing the Maximum Assessment for Fiscal Year 2026/2027 to $925.57/EBU.

Beginning in the second fiscal year (Fiscal Year 2007/2008) and each fiscal year thereafter, the Maximum Assessment will be recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and annual assessment. Any annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the assessment is much greater than the assessment applied in the prior fiscal year.

PART III – 2026/2027 DISTRICT BUDGET

The Maximum Assessment per EBU is shown within the following budget and is based on the cost of providing the District improvements. As outlined in the method of apportionment, all the improvements are considered special benefit and there are no improvement costs that have been identified as general benefit.

Heartlands Storm Drain District No 06-01	Total District
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$500
Landscape Maintenance: Drainage Basins (Including Utilities)	5,100
Annual Maintenance: Drainage Basin/Channelway Fencing	844
Annual Inspection & Docs: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	880
Annual Maintenance & Cleaning: Inlets, Manholes, Outlets, Drywells, Pumps, Etc.	1,500
Annual Inspection & Maintenance: Storm Drain Pipes	2,200
Annual Pump Operation (Including Electricity)	1,000
Annual Maintenance Expenses: Storm Drains	**$12,024**
Total Annual Direct Costs: Storm Drain Improvements	**$12,024**
ADMINISTRATION EXPENSES	
City Administration & Overhead	$23,000
District Administration	2,101
County Administration Fee	60
Miscellaneous Administration Expenses	0
Total Annual Administration Costs	**$25,161**
LEVY BREAKDOWN	
Total Direct & Administration Costs	**$37,185**
Reserve Collection/ (Transfer)	2,468
City Loan — Repayment/(Advance)	0
Total Levy Adjustments	**$2,468**
BALANCE TO LEVY	**$39,653**
DISTRICT STATISTICS	
Total Parcels	175
Parcels Levied	175
Total EBU	84.05
Levy per EBU	$471.78
Maximum Levy per EBU	**$925.57**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$41,163
Reseve Fund Activity	2,468
Ending Reserve Fund Balance	**$43,631**

PART IV - DISTRICT DIAGRAMS

The parcels within the Riverbank Storm Drain District No. 2006-01 (Heartlands) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Heartlands. The District covers approximately ninety and one-half acres (90.54 acres).

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll and identifies all the parcels of land within the District. The combination of this map and the Assessment Roll contained in this report constitute the District Assessment Diagram.

City of Riverbank
Storm Drain Maintenance District No. 2006-1
(Heartlands)

WILLDAN Financial Services



PART V – 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the lots and parcels to be assessed within this District along with the assessment amounts is provided on the following pages.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-093-024-000	0.36	$169.84
075-093-025-000	2.11	995.44
075-093-030-000	10.96	5,170.70
075-093-031-000	10.00	4,717.80
075-093-034-000	1.81	853.92
075-093-035-000	0.90	424.60
075-093-036-000	1.08	509.52
075-093-037-000	0.73	344.38
075-093-038-000	1.35	636.90
075-093-039-000	1.14	537.82
075-093-040-000	0.95	448.18
075-093-041-000	6.57	3,099.58
075-093-043-000	1.45	684.08
075-093-047-000	0.84	396.28
075-093-049-000	1.28	603.86
075-093-051-000	6.21	2,929.74
075-093-052-000	4.68	2,207.92
075-093-053-000	1.63	769.00
075-093-054-000	1.43	674.64
075-093-058-000	1.43	674.64
075-093-061-000	2.00	943.56
075-093-062-000	1.21	570.84
075-093-063-000	1.13	533.10
075-096-001-000	0.15	70.76
075-096-002-000	0.15	70.76
075-096-003-000	0.15	70.76
075-096-004-000	0.15	70.76
075-096-005-000	0.15	70.76
075-096-006-000	0.15	70.76
075-096-007-000	0.15	70.76
075-096-008-000	0.15	70.76
075-096-009-000	0.15	70.76
075-096-010-000	0.15	70.76
075-096-011-000	0.15	70.76
075-096-012-000	0.15	70.76
075-096-013-000	0.15	70.76
075-096-014-000	0.15	70.76
075-096-015-000	0.15	70.76
075-096-016-000	0.15	70.76
075-096-017-000	0.15	70.76
075-096-018-000	0.15	70.76
075-096-019-000	0.15	70.76
075-096-020-000	0.15	70.76
075-096-021-000	0.15	70.76
075-096-022-000	0.15	70.76
075-096-023-000	0.15	70.76
075-096-024-000	0.15	70.76
075-096-025-000	0.15	70.76
075-096-026-000	0.15	70.76
075-096-027-000	0.15	70.76

APN	EBU	Charge
075-096-028-000	0.15	70.76
075-096-029-000	0.15	70.76
075-096-030-000	0.15	70.76
075-096-031-000	0.15	70.76
075-096-032-000	0.15	70.76
075-096-033-000	0.15	70.76
075-096-034-000	0.15	70.76
075-096-035-000	0.15	70.76
075-096-036-000	0.15	70.76
075-096-037-000	0.15	70.76
075-096-038-000	0.15	70.76
075-096-039-000	0.15	70.76
075-096-040-000	0.15	70.76
075-096-041-000	0.15	70.76
075-096-042-000	0.15	70.76
075-096-043-000	0.15	70.76
075-096-044-000	0.15	70.76
075-096-045-000	0.15	70.76
075-096-046-000	0.15	70.76
075-096-047-000	0.15	70.76
075-096-048-000	0.15	70.76
075-096-049-000	0.15	70.76
075-096-050-000	0.15	70.76
075-096-051-000	0.15	70.76
075-096-052-000	0.15	70.76
075-096-053-000	0.15	70.76
075-096-054-000	0.15	70.76
075-097-001-000	0.15	70.76
075-097-002-000	0.15	70.76
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075-097-004-000	0.15	70.76
075-097-005-000	0.15	70.76
075-097-006-000	0.15	70.76
075-097-007-000	0.15	70.76
075-097-008-000	0.15	70.76
075-097-009-000	0.15	70.76
075-097-010-000	0.15	70.76
075-097-011-000	0.15	70.76
075-097-012-000	0.15	70.76
075-097-013-000	0.15	70.76
075-097-014-000	0.15	70.76
075-097-015-000	0.15	70.76
075-097-016-000	0.15	70.76
075-097-017-000	0.15	70.76
075-097-018-000	0.15	70.76
075-097-019-000	0.15	70.76
075-097-020-000	0.15	70.76
075-097-021-000	0.15	70.76
075-097-022-000	0.15	70.76
075-097-023-000	0.15	70.76
075-097-024-000	0.15	70.76

APN	EBU	Charge
075-097-025-000	0.15	70.76
075-097-026-000	0.15	70.76
075-097-027-000	0.15	70.76
075-097-028-000	0.15	70.76
075-097-029-000	0.15	70.76
075-097-030-000	0.15	70.76
075-097-031-000	0.15	70.76
075-097-032-000	0.15	70.76
075-097-033-000	0.15	70.76
075-097-034-000	0.15	70.76
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075-097-040-000	0.15	70.76
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075-098-051-000	0.15	70.76
075-098-052-000	0.15	70.76
075-098-053-000	0.15	70.76
075-098-054-000	0.15	70.76
075-098-055-000	0.15	70.76
075-098-056-000	0.15	70.76
Total	**84.05**	**$39,651.86**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 9.7.

SECTION : PUBLIC HEARING

Meeting Date:	6/9/2026
Subject:	**Resolution** of the City Council of the City of Riverbank, County of Stanislaus, State of California, Ordering the Levy and Collection of Assessments Within the Sterling Ridge Benefit Assessment District for Fiscal Year 2026/2027
From:	Marisela H. Garcia, City Manager
Submitted by:	Kathleen Cleek, Capital Projects/Regulatory Compliance Manager

RECOMMENDATION

It is recommended that the City Council adopt Resolutions amending and/or approving the Engineer's Report and ordering the levy and collection of annual assessments for the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

SUMMARY

Pursuant to the provisions of the Benefit Assessment Act of 1982, Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California commencing with Section 54703, a special benefit assessment district was formed and designated as the Riverbank Storm Drain District No. 05-01 (Sterling Ridge). The assessments from this District provide for the maintenance and operation of storm drain facilities and improvements. The special benefit District includes Sterling Ridge, Elmwood Estates Unit 1, and Elmwood Estates Unit 2.

The attached resolution represents the second of two steps in the annual levy of assessments on the district for fiscal year 2026/2027.

The annual levy per EDU will increase from $117.60 to $123.48 to cover the increase in maintenance costs.

It is recommended that the City Council adopt a Resolution ordering the levy and collection of assessments within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027.

STRATEGIC PLAN

This item is directly related to the City Council's Strategic Plan goal to "Prioritize Financial Stability."

BACKGROUND

FINANCIAL IMPACT

The annual assessments for parcels in the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) for Fiscal Year 2026/2027 is as follows:

	FY 25/26	FY 26/27	Change in Assessment
Annual Parcel Assessments	$117.60	$123.48	$ 5.88

Costs for the district are paid through assessments by property owners within the District; hence, there is no fiscal impact on the City.

ATTACHMENTS

1. CC Resolution 2026_BAD Sterling Ridge_Report
2. FY2627 Riverbank Sterling Ridge Engineer's Report

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, ORDERING THE LEVY AND COLLECTION OF ASSESSMENTS WITHIN THE RIVERBANK STORM DRAIN DISTRICT NO. 05-01 (STERLING RIDGE BENEFIT ASSESSMENT DISTRICT) FOR FISCAL YEAR 2026/2027

The City Council of the City of Riverbank, California (hereinafter referred to as the "City") does resolve as follows:

WHEREAS, the City Council has by previous Resolutions initiated proceedings and declared its intention to levy assessments for the Sterling Ridge Benefit Assessment District (hereafter referred to as the "District") for the Fiscal Year commencing July 1, 2025 and ending June 30, 2026 pursuant to the provisions of the *Benefit Assessment Act of 1982, Chapter 6.4 of Part 1 of Division 2, Article 4 of the Government Code of California*, *beginning with Section 54703* (hereafter referred to as the "Act") to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within public places within the boundaries of the District; and

WHEREAS, the Engineer selected by the Council has prepared and filed with the City Clerk, and the City Clerk has presented to the Council, the Engineer's Annual Levy Report (hereafter referred to as the "Report") for the District that describes the District and the proposed levy and collection of assessments upon eligible parcels of land within the District, and the Council did by previous Resolution approve such Report; and

WHEREAS, the City Council desires to levy and collect assessments against parcels of land within the District for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 to pay the costs and expenses of operating, maintaining, and servicing improvements and facilities located within the boundaries of the District; and

WHEREAS, this City and its legal counsel have reviewed the provisions of Section XIIID of the California State Constitution and found that the proposed assessments comply with these provisions.

NOW, THEREFORE, BE IT RESOLVED, DETERMINED, AND ORDERED BY THE CITY COUNCIL OF THE CITY OF RIVERBANK FOR THE STERLING RIDGE BENEFIT ASSESSMENT DISTRICT AS FOLLOWS:

Section 1 Following notice duly given, the City Council has held a full and fair Public Hearing regarding the District, the levy and collection of assessments, the Report prepared in connection therewith, and considered all oral and written statements, protests, and communications made or filed by interested persons regarding these matters.

Section 2 Based upon its review (and amendments, as applicable) of the Report, the City Council hereby finds and determines that:

i) the land within the District will receive special benefit by the operation, maintenance, and servicing of improvements and facilities located in public places within the boundaries of the District; and,

ii) the District includes all of the lands so benefited; and,

iii) the net amount to be assessed upon the lands within the District in accordance with the fee for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027 is apportioned by a formula and method which fairly distributes the net amount among all eligible parcels in proportion to the estimated benefits to be received by each parcel from the improvements and services.

Section 3 The Report and assessments as presented to the City Council and on file in the Office of the City Clerk are hereby confirmed as filed.

Section 4 The maintenance, operation, and servicing of the improvements and appurtenant facilities shall be performed pursuant to the Act. The City Council hereby orders the proposed improvements to be made, which improvements are briefly described as follows: the maintenance and operation of the following described improvements of a local nature on public lands within said District including street sweeping, storm drain lines, including necessary cleaning, repairs, replacement, electric current, supervision, debris removal, engineering and supervision and any and all other items of work necessary and incidental for the proper maintenance and operation thereof. The Report describes all new improvements or substantial changes in existing improvements.

Section 5 The County Auditor of Stanislaus shall enter on the County Assessment Roll opposite each parcel of land the amount of levy, and such levies shall be collected at the same time and in the same manner as the County taxes are collected. After collection by the County, the net amount of the levy shall be paid to the City Treasurer.

Section 6 The City Treasurer shall deposit all money representing assessments collected by the County for the District to the credit of a fund for the “Sterling Ridge Benefit Assessment District”, and such money shall be expended only for the maintenance, operation and servicing of the landscaping and lighting improvements and appurtenant facilities as described in Section 7.

Section 7 The adoption of this Resolution constitutes the District levy for the Fiscal Year commencing July 1, 2026 and ending June 30, 2027.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by , seconded by , and upon roll call was carried by the following City Council vote of :

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment: Engineer's Report – Storm Drain District No. 05-01 (Sterling Ridge Benefit Assessment District) L&L for FY2026-27

DRAFT

City of Riverbank

Riverbank Benefit Assessment District No. 05-01 (Sterling Ridge)

2026/2027 Engineer's Annual Levy Report

Intent Meeting: May 26, 2026
Public Hearing: June 9, 2026

27368 Via Industria
Suite 200
Temecula, CA 92590
T 951.587.3500 | 800.755.6864
F 951.587.3510

www.willdan.com

AFFIDAVIT FOR THE ENGINEER'S ANNUAL LEVY REPORT

City of Riverbank
Stanislaus County, State of California

Riverbank Storm Drain District No. 05-01
(Sterling Ridge)

This Report describes the District and all relevant zones therein including the improvements, budgets, parcels and assessments to be levied for Fiscal Year 2026/2027, as they existed at the time of the passage of the Resolution of Intention. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of parcels within the District.

The undersigned respectfully submits the enclosed Report as directed by the City Council.

Dated this 26th day of May, 2026.

Willdan Financial Services
Assessment Engineer

By: _____

Tony Thrasher
Principal Consultant
District Administration Services

By: _____

Tyrone Peter
PE # C 81888



TABLE OF CONTENTS

INTRODUCTION 1

PART I — PLANS AND SPECIFICATIONS 3

A. DESCRIPTION OF THE DISTRICT 3
B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT 3
C. DESCRIPTION OF IMPROVEMENTS AND SERVICES 5

PART II — METHOD OF APPORTIONMENT 6

A. BENEFIT ANALYSIS 6
B. ASSESSMENT METHODOLOGY 6
C. ASSESSMENT RANGE FORMULA 10

PART III — DISTRICT BUDGET 11

PART IV — DISTRICT BOUNDARY MAPS 12

PART V — 2026/2027 ASSESSMENT ROLL 15

INTRODUCTION

Pursuant to the provisions of the *Benefit Assessment Act of 1982,* being *Chapter 6.4, Division 2, Title 5 of the Government Code of the State of California* commencing with *Section 54703* (hereafter referred to as the "1982 Benefit Act"), and in compliance with the substantive and procedural requirements of the *California State Constitution, Article XIII D* (hereafter referred to as the "California Constitution"), the City Council of the City of Riverbank, County of Stanislaus, State of California (hereafter referred to as "City"), in connection with the proceedings required for the assessment of the special benefit assessment district designated as:

Riverbank Storm Drain District No. 05-01

(Sterling Ridge)

(hereafter referred to as "District"), which includes all lots and parcels of land within the residential subdivision known as Sterling Ridge, within the City limits of Riverbank. This Engineer's Report (hereafter referred to as "Report") has been prepared in connection with the levy and collection of annual assessments related thereto for Fiscal Year 2026/2027, as set forth pursuant to the 1982 Benefit Act.

This Report describes the District, the improvements, and the assessments to be levied on the County tax rolls to fund the costs and expenses to service and maintain storm drain improvements associated with and resulting from the development of properties within the District and for which the properties receive special benefits. The annual assessments of this District will provide an ongoing funding source (annual assessments) for the continued operation and maintenance of storm drain improvements installed in connection with the development of properties within the District and are made pursuant to the 1982 Benefit Act and the substantive and procedural provisions of the California Constitution.

The improvements and assessments described in this Report are based on the planned development of properties within the District and represent an estimate of the direct expenditures, incidental expenses, and fund balances that will be necessary to maintain and service the improvements. The structure of the District (organization), the improvements, the method of apportionment, and assessments described herein are based on current development plans and specifications for the Sterling Ridge residential development; and by reference these plans and specifications are made part of this Report.

The word "parcel," for the purposes of this Report, refers to an individual property assigned its own Assessor's Parcel Number (APN) by the Stanislaus County Assessor's Office. The Stanislaus County Auditor/Controller uses Assessor's Parcel Numbers and specific Fund Numbers to identify properties assessed on the tax roll for special district benefit assessments.

The City Council shall conduct a noticed annual public hearing to consider all public comments and written protests regarding the District. Following the annual public hearing and review of the Engineer's Annual Levy Report, the City Council may order amendments

to the Report or confirm the Report as submitted. Following final approval of the Report and confirmation of the assessments contained therein, the City Council will, by resolution, order the improvements to be made and confirm the levy and collection of assessments, and approve the levy and collection of assessments for Fiscal Year 2026/2027. In such case, the assessments as approved will be submitted to the Stanislaus County Auditor/Controller to be included on the property tax roll for each parcel in Fiscal Year 2026/2027.

Pursuant to the 1982 Benefit Act, in no case shall the annual assessments exceed the maximum assessment rate (including the annual inflationary adjustment) established and approved by the property owners as part of the formation proceedings, without subsequent approval of the property owners of such new or increased assessment in accordance with the provisions of the California Constitution, *Article XIII D*. It should be noted that an increased assessment to an individual property resulting from changes in development or land use does not constitute an increased assessment.

This Report consists of five (5) parts:

Plans and Specifications: A description of the District boundaries and the improvements associated with said District. This District is a single benefit zone encompassing all properties within the territory identified as the residential subdivision of Sterling Ridge.

Method of Apportionment: A discussion of benefits the improvements provide to properties within the District and the method of calculating each property's proportional special benefit and annual assessment. An Assessment Range Formula described herein defines the maximum assessment that may be imposed in subsequent fiscal years without additional property owner ballot proceedings.

District Budget: An estimate of the annual costs to maintain and service the storm drain improvements installed and constructed as part of the development of properties within the District. The maximum assessment and assessment range formula established for the District are based on the development plans and annual cost and expenses associated with the improvements at build-out. The assessments to provide the improvements shall be based on the estimated net annual cost of operating and maintaining of the District improvements for that fiscal year. The maximum assessment (Rate per Equivalent Benefit Unit) identified in the budget of this Report establishes the maximum assessment for the District in Fiscal Year 2026/2027.

District Diagram: A Diagram showing the exterior boundaries of the District is provided in this Report and includes all parcels receiving special benefits from the improvements. Parcel identification, the lines and dimensions of each lot, parcel and subdivision of land within the District, are inclusive of all parcels as shown on the Stanislaus County Assessor's Parcel Maps as they existed at the time of the passage of the Resolution of Intention, and shall include all subsequent subdivisions, lot line adjustments or parcel changes therein. Reference is hereby made to the Stanislaus County Assessor's maps for a detailed description of the lines and dimensions of each lot and parcel of land within the District.

Assessment Roll: A listing of the assessment amount to be presented to the property owners of record. Said assessment amounts represent each parcel's proportional special

benefit from the improvements and services to be provided by the District based on an initial maximum assessment rate per Equivalent Benefit Unit (EBU). The maximum assessment rate has been established based on the planned development of properties within the District and the net annual cost to maintain and service the improvements as outlined in the District budget and method of apportionment described herein.

PART I — PLANS AND SPECIFICATIONS

A. DESCRIPTION OF THE DISTRICT

The territory within the District consists of all lots, parcels and subdivisions of land within the residential subdivision known as the Sterling Ridge, Elmwood Estates Unit 1 and Unit 2.

- **Sterling Ridge:** encompasses an area of land totaling approximately forty-six (46) acres. This residential subdivision includes one hundred eighty-three (183) single-family residential homes. The subdivision is generally located east of Roselle Avenue; south of Talbot Avenue; north of Minnear Road; and west of the AT & SF Railroad.

- **Elmwood Estates Unit 1**: This residential tract encompasses an area generally east of Roselle Avenue and south of Pocket Avenue. The tract includes ninety-two (92) residential parcels within the subdivision known as Elmwood Estates Unit 1, identified on Book 75 Page 04 of the Stanislaus County Assessor's Parcel Maps. The parcels within the development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-049-001-000 through 075-049-092-000.

- **Elmwood Estates Unit 2**: This residential tract encompasses an area located east of Aspen Lane and south of Pocket Avenue and includes eighty-six (86) single-family residential lots. The parcels within this development are identified by the Stanislaus County Assessor's Office as Assessor's Parcel Numbers 075-095-001-000 through 075-095-086-000.

B. IMPROVEMENTS AUTHORIZED BY THE 1972 ACT

As applicable or may be applicable to this proposed District, the 1972 Act defines improvements to mean one or any combination of the following:

- The installation or planting of landscaping.

- The installation or construction of statuary, fountains, and other ornamental structures and facilities.

- The installation or construction of public lighting facilities.

- The installation or construction of any facilities which are appurtenant to any of the foregoing or which are necessary or convenient for the maintenance or servicing

thereof, including, but not limited to, grading, clearing, removal of debris, the installation or construction of curbs, gutters, walls, sidewalks, or paving, or water, irrigation, drainage, or electrical facilities.

- The maintenance or servicing, or both, of any of the foregoing.
- The acquisition of any existing improvement otherwise authorized pursuant to this section.

Incidental expenses associated with the improvements including, but not limited to:

- The cost of preparation of the report, including plans, specifications, estimates, diagram, and assessment;
- The costs of printing, advertising, and the publishing, posting and mailing of notices;
- Compensation payable to the County for collection of assessments;
- Compensation of any engineer or attorney employed to render services;
- Any other expenses incidental to the construction, installation, or maintenance and servicing of the improvements;
- Any expenses incidental to the issuance of bonds or notes pursuant to Section 22662.5.
- Costs associated with any elections held for the approval of a new or increased assessment.

The 1972 Act defines "Maintain" or "maintenance" to mean furnishing of services and materials for the ordinary and usual maintenance, operation, and servicing of any improvement, including:

- Repair, removal, or replacement of all or any part of any improvement.
- Providing for the life, growth, health, and beauty of landscaping, including cultivation, irrigation, trimming, spraying, fertilizing, or treating for disease or injury.
- The removal of trimmings, rubbish, debris, and other solid waste.
- The cleaning, sandblasting, and painting of walls and other improvements to remove or cover graffiti.

Furthermore, the 1972 Act specifies that where the cost of improvements (other than maintenance and operations) is greater than can be conveniently raised from a single annual assessment, an assessment to be levied and collected in annual installments. In that event, the governing body may choose to do any of the following:

- Provide for the accumulation of the moneys in an improvement fund until there are sufficient moneys to pay all or part of the cost of the improvements.
- Provide for a temporary advance to the improvement fund from any available and unencumbered funds of the local agency to pay all or part of the cost of the improvements and collect those advanced moneys from the annual installments collected through the assessments.

- Borrow an amount necessary to finance the estimated cost of the proposed improvements. The amount borrowed, including amounts for bonds issued to finance the estimated cost of the proposed improvements.

C. DESCRIPTION OF IMPROVEMENTS AND SERVICES

The purpose of this District is to ensure the ongoing maintenance, operation and servicing of storm drain improvements established or installed in connection with development of properties within the District. The improvements may consist of all or portion of the storm drain infrastructure and appurtenant facilities within and associated with the development of properties within the Sterling Ridge residential subdivision. The District improvements generally include but are not limited to inlets, catch basins, storm drain pipes, outlets, pumps, filters, drainage basins and appurtenant facilities. The special benefit assessments to be levied for this District are intended to provide a revenue source for the ongoing maintenance and servicing of these District improvements including, but not limited to, the materials, equipment, labor and administrative expenses. However, the assessments are not intended to fund reconstruction or major renovations of the improvements and facilities. The improvements to be maintained and funded entirely or partially through the District assessments are generally described as:

- Annual inspection and stencil maintenance of inlets & catch basins;
- Cleaning and maintenance of catch basins as needed, including permits and documentation requirements (twenty-two catch basins are within the development);
- Periodic cleaning of storm drain pipes, including permits and documentation requirements (approximately 8,630 linear feet of pipe);
- Annual landscape maintenance and rodent control of the 2.74-acre drainage basin (portion of the costs);
- Cleaning, debris removal and de-silting of drainage basin and/or biofilter areas as needed;
- Minor repair of the storm drain outlets if damaged or any other damaged facilities caused by flooding (major repairs or reconstruction are excluded);
- Regular operational costs to maintain and clean drainage basin pump and filters, including electrical costs (major repairs or replacement are excluded); and,
- Annual maintenance and repair of the fencing around the 2.74-acre drainage basin (portion of the costs).

PART II — METHOD OF APPORTIONMENT

A. BENEFIT ANALYSIS

The 1982 Benefit Act permits the establishment of assessment districts by agencies for the purpose of providing for the maintenance, servicing and operation of drainage improvements and appurtenant facilities. The 1982 Benefit Act further requires that the cost of these improvements and activities and the corresponding assessments shall be related to the benefit derived and the annual aggregate amount of the assessment shall not exceed the estimated annual cost of providing such improvements and the service.

The method of apportionment described in this Report for allocation of special benefit assessments utilizes commonly accepted engineering practices and have been established pursuant to the 1982 Benefit Act and the provisions of the California Constitution. The formula used for calculating assessments for the District reflects the composition of the parcels and the improvements provided to fairly apportion the costs based on special benefits to each parcel. Furthermore, pursuant to the *Constitution Article XIII D, Section 4*, a parcel's assessment may not exceed the reasonable cost of the proportional special benefit conferred on that parcel and a parcel may only be assessed for special benefits received.

All improvements and services associated with the District have been identified as necessary, required and/or desired for the orderly development of the properties within the District to their full potential and consistent with the proposed development plans and the City's General Plan. As such, these improvements would be necessary and required of individual property owners for the development of such properties and the ongoing operation, servicing and maintenance of the improvements and facilities would be the financial obligation of those properties. Therefore, the storm drain facilities and infrastructure, and the annual costs of ensuring the maintenance and operation of these improvements provide special benefits to the properties within the District. However, it is also recognized that a portion of the District improvements and services provides some benefits to properties outside the District boundaries or to the public at large and are therefore considered general benefit. Specifically, the drainage basin and related facilities including the drainage basin landscaping, fencing and pumps benefit developments in the area. All District costs have been identified as special benefit and shall be allocated to each property in proportion to the special benefits received.

B. ASSESSMENT METHODOLOGY

The method of apportionment for the District calculates the receipt of special benefit from the respective improvements based on the actual or proposed land use of the parcels within the District. The special benefit received by each lot or parcel is equated to the overall land use of parcels within the District based on the parcel's actual land use or proposed development.

It has been determined that each of the residential parcels within the District receives special benefits from all the improvements to be funded by annual assessments and, based on the planned property development, a single zone of benefit is appropriate for the

allocation of the assessments and proportional benefit. At the writing of this Report, the parcels within the District had not been fully subdivided, based on available parcel information from the County Assessor's Office. Therefore, the parcels within the District may be identified by one of the following land use classifications and is assigned a weighting factor known as an Equivalent Benefit Unit (EBU) that best reflects both the current and proposed use of each parcel. The EBUs calculated for a specific parcel defines that parcel's proportional special benefits from the proposed District improvements, facilities and services.

Equivalent Benefit Units

To assess benefits equitably it is necessary to relate each property's proportional special benefits to the special benefits of all other properties within the District. The EBU method of apportioning assessments uses the single-family home site as the basic unit of assessment. A single-family home site equals one EBU. All other land uses are converted to EBUs based on an assessment formula that equates the property's specific development status, type of development (land use), and size of the property, as compared to a single-family home site.

The EBU method of apportioning special benefits is typically seen as the most appropriate and equitable assessment methodology for districts formed under the 1982 Benefit Act, as the benefits to each parcel from the improvements are apportioned as a function of land use type, size, and development. Although the EBU method of apportioning special benefit is commonly used and applied to districts that have a wide range of land use classifications (residential and non-residential use), this District is comprised of only residential properties and the following apportionment analysis of special benefit addresses only residential land uses. Not all land use types described in the following are necessarily applicable to the development of properties within this District, but are presented for comparison purposes to support the proportional special benefit applied to those land use types within the District:

EBU Application by Land Use:

Single-Family Residential — This land use is defined as a fully subdivided residential home site with or without a structure. This land use is assessed 1.00 EBU per lot or parcel. This EBU is the base value that all other properties are compared and weighted against.

Multi-Family Residential — This land use is defined as a fully subdivided residential parcel that has more than one residential unit developed on the property. This land use typically includes apartments, duplexes, triplex etc. It does not typically include condominiums, town-homes or mobile home parks. Based on average population densities and size of the structure as compared to a typical single-family residential unit, multi-family residential parcels shall be proportionately assessed for the parcel's total number of residential units utilizing a sliding benefit scale. Although multi-family properties typically receive similar benefits to that of a single-family residential property, it would not be reasonable to conclude that on a per unit basis, the benefits are equal. Studies have consistently shown that the average multi-family unit impacts infrastructure approximately 75% as much as a single-family residence (Sample Sources: Institute of Transportation Engineers Informational Report Trip Generation, Fifth Edition; Metcalf and Eddy, Wastewater

Engineering Treatment, Disposal, Reuse, Third Edition). These various studies indicate that most public improvements and infrastructure are utilized and impacted at reduced levels by multi-family residential units and a similar reduction in proportional benefit is appropriate. Furthermore, it is also reasonable to conclude that as the density (number of units) increases; the proportional benefit per unit tends to decline because the unit size and people per unit usually decreases. Based on these considerations and the improvements provided by this District, it has been determined that an appropriate allocation of special benefit for multi-family residential properties is best represented by the following special benefit assignment: 0.75 EBU per unit for the first 5 units; 0.50 EBU per unit for units 6 through 50; and 0.25 EBU per unit for all remaining units.

Condominium/Town-home Units — Condominiums and town-homes tend to share attributes of both single-family residential and multi-family residential properties and for this reason are identified as a separate land use classification. Like most single-family residential properties, these properties are not usually considered rental property and generally the County assigns each unit a separate APN or assessment number. However, condominiums and town-homes often have similarities to multi-family residential properties - they are generally zoned medium to high density and in some cases may involve multiple units on a single APN. In consideration of these factors it has been determined that an appropriate allocation of special benefit for condominiums, town-homes and similar residential properties is best represented by an assignment of 0.75 EBU per unit regardless of whether each unit is assigned an individual APN or there are multiple units assigned to an APN. There is no adjustment for parcels with more than five units.

Planned-Residential Development — This land use is defined as any property for which a tentative or final tract map has been filed and approved (a specific number of residential lots and units has been identified) and the property is expected to be subdivided within the fiscal year or is part of the overall improvement and development plan for the District. This land use classification oftentimes involves more than a single parcel (e.g. the approved tract map encompasses more than a single APN). Each parcel that is part of the approved tract map shall be assessed proportionately for the proposed or estimated residential type and units to be developed on that parcel as part of the approved tract map. Accordingly, each parcel is assigned an appropriate number of benefit units that reflects the development of that property at build-out. The EBU assigned to each parcel shall represent the combination of single-family, condominium, multi-family units to be developed.

Vacant Residential — This land use is defined as property currently zoned for residential development, but a tentative or final tract map for the property has not yet been approved. Based upon the opinions of professional appraisers who appraise market property values for real estate in Southern California, the land value portion of a property typically ranges from 20 to 30 percent of the total value of a developed residential property (the average is about 25 percent). Therefore, it has been determined that a reasonable allocation of special benefit for this type of property would parallel the twenty-five percent (25%) apportionment of property value and the number of single-family residential units typically developed per acre (an average of 4 units per acre). Based on these factors this land use shall be assigned 1.0 EBU per acre (4 units per acre x 25%). Parcels less than one acre shall be assigned a minimum of 1.0 EBU (similar to a vacant lot within a residential tract). Recognizing that the

full and timely utilization of vacant property is reduced as the size of the property increases, it has been determined that the maximum EBU assigned to a vacant residential parcel shall not exceed 25.0 EBU (parcels in excess of 25 acres are assigned 25.0 EBU).

Exempt Parcels — This land use identifies properties that are not assessed and are assigned 0.00 EBU. This land use classification may include but is not limited to:

- Lots or parcels identified as public streets and other roadways (typically not assigned an APN by the County);
- Dedicated public easements including open space areas, utility rights-of-way, greenbelts, parkways, parks or other publicly owned properties that are part of the District improvements or that have little or no improvement value;
- Private properties that cannot be developed independently from an adjacent property, such as common areas, sliver parcels, or bifurcated lots or properties with very restrictive development use.

These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

Special Cases — In many districts where multiple land use classifications are involved, there is usually one or more properties that the standard land use classifications or usual calculation of benefit will not accurately identify the special benefits received from the improvements. For example, a parcel may be identified as a Vacant Residential property, however only a small percentage of the parcel's total acreage can actually be developed. In this case, an appropriate calculation would be based on the net acreage that can be utilized rather than the gross acreage of the parcel. The following table provides a summary of land use types and the Equivalent Benefit Unit factors used to calculate each parcel's individual EBU as outlined above.

Land Uses and Equivalent Benefit Units

Property Type	Equivalent Benefit Units	Multiplier
Single-family Residential	1.00	Per Unit/Lot/Parcel
Multi-family Residential	0.75	Per Unit for the First 5 Units
	0.50	Per Unit for Units 6-50
	0.25	Per Unit for all remaining units
Condominium/Town-home	0.75	Per Unit
Planned-Residential Development	1.00	Per Planned SF Residential Lot
	0.75	Per Planned Condominium
	0.25	Per Unit for all remaining units
Vacant	1.00	Per Acre
Exempt Parcels	0.00	Per Parcel

The following formula is used to calculate each parcel's EBU (proportional benefit):

Parcel Type EBU x Acres or Units = Parcel EBU

The total number of EBUs is the sum of all individual EBUs applied to parcels that receive special benefit from the improvements. An assessment amount per EBU (Assessment Rate) for the improvements is established by taking the total cost of the improvements and dividing that amount by the total EBUs of all the parcels benefiting from the improvements. This Rate is then applied back to each parcel's individual EBU to determine the parcel's proportionate benefit and assessment obligation for the improvements.

Total Balance to Levy / Total EBU = Levy per EBU

Levy per EBU x Parcel EBU = Parcel Levy Amount

C. ASSESSMENT RANGE FORMULA

Any new or increased assessment requires certain noticing and meeting requirements by law. Prior to the passage of Proposition 218 (California Constitution Articles XIIIC and XIII D), legislative changes in the Brown Act defined a "new or increased assessment" to exclude certain conditions. These conditions included "any assessment that does not exceed an assessment formula or range of assessments previously adopted by the agency or approved by the voters in the area where the assessment is imposed." This definition and conditions were later confirmed through Senate Bill 919 (Proposition 218 implementing legislation).

The purpose of establishing an assessment range formula is to provide for reasonable increases and inflationary adjustment to annual assessments without requiring costly noticing and mailing procedures, which could add to the District costs and assessments. As part of the District formation, balloting of property owners was required pursuant to the *California Constitution, Article XIII D, Section 4*.

The assessment range formula for this District shall be applied to all future assessments and is generally defined as: if the proposed annual assessment (levy per EBU) for the upcoming fiscal year is less than or equal to the adjusted Maximum Assessment, then the proposed annual assessment is not considered an increased assessment. The Maximum Assessment is equal to the (Initial) Maximum Assessment established for Fiscal Year 2005/2006 adjusted annually by the annual percentage change in the Consumer Price Index (CPI) for the San Francisco-Oakland-Hayward Area for All Urban Consumers. The Maximum Assessment Rate for Fiscal Year 2025/2026 was $238.52 per EBU, the CPI increase for February 2026 is 2.48%. The adjusted Maximum Assessment Rate for Fiscal Year 2026/2027 is $244.43 per EBU.

Beginning in the second fiscal year (Fiscal Year 2006/2007) and each fiscal year thereafter, the Maximum Assessment is recalculated and a new Maximum Assessment established for that fiscal year. The Maximum Assessment shall be adjusted annually and is calculated independent of the District's annual budget and proposed annual assessment. Any proposed annual assessment (rate per EBU) less than or equal to this Maximum Assessment is not considered an increased assessment, even if the proposed assessment is much greater than the assessment applied in the prior fiscal year.

PART III — DISTRICT BUDGET

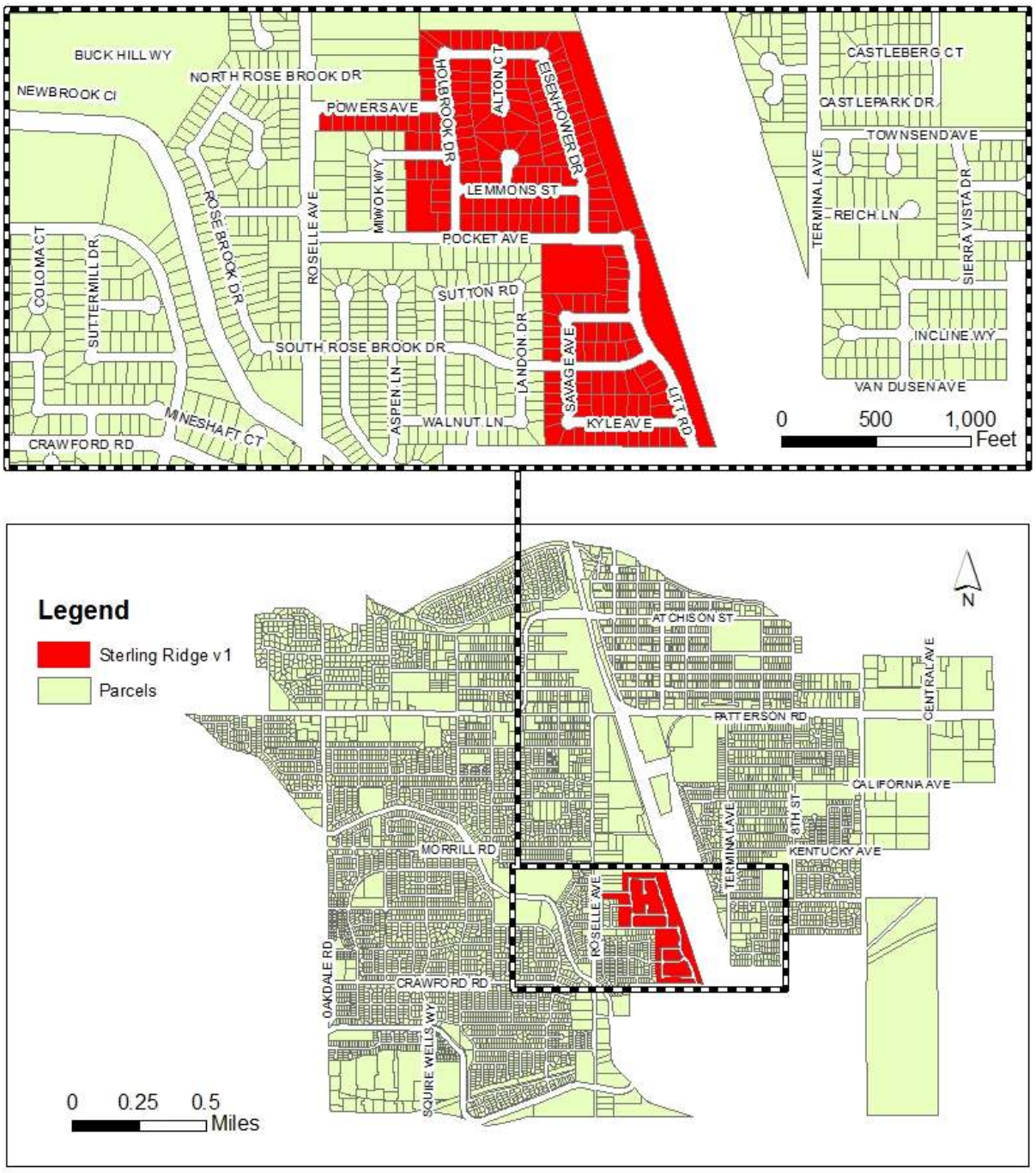
Storm Drain District No. 05-01 (Sterling Ridge)	Total Budget
DIRECT COSTS	
Annual Maintenance	
Inspection & Abatement: Drainage Basins	$1,335
Landscape Maint: Drainage Basins (incl utilities)	2,000
Annual Maint: Drainage Basins/Channelway fencing	513
Annual Inspc/Docs:Inlets, Manholes, Outlets, Etc	988
Annual Maint & Cleaning: Inlets, Manholes, Outlets, Etc	1,500
Annual Inspection & Maint: Storm Drain pipes	2,200
Annual pump operation (include electricity)	500
Annual Maintenance Expenses: Storm Drains	**$9,036**
Total Annual Direct Costs	**$9,036**
ADMINISTRATION COSTS	
City Administration & Overhead	$23,000
District Administration	2,217
County Administration Fee	97
Miscellaneous/Other Admin Fees	0
Total Annual Administration Costs	**$25,314**
TOTAL DIRECT AND ADMIN COSTS	**$34,350**
COLLECTIONS/(CREDITS) APPLIED TO LEVY	
Reserve Collection/(Transfers)	$10,226
Capital Improvement Fund Collection/(Transfers)	0
Other Revenues/General Fund Contribution	0
TOTAL ADJUSTMENTS	**$10,226**
BALANCE TO LEVY	**$44,576**
DISTRICT STATISTICS	
Total Parcels	361
Parcels Levied	361
Total EBU	361.00
Levy per EBU	$123.48
Maximum Levy per EBU	**$244.43**
FUND BALANCE INFORMATION	
Beginning Reserve Fund Balance	$38,637
Reserve Fund Activity	10,226
Ending Reserve Fund Balance	**$48,863**

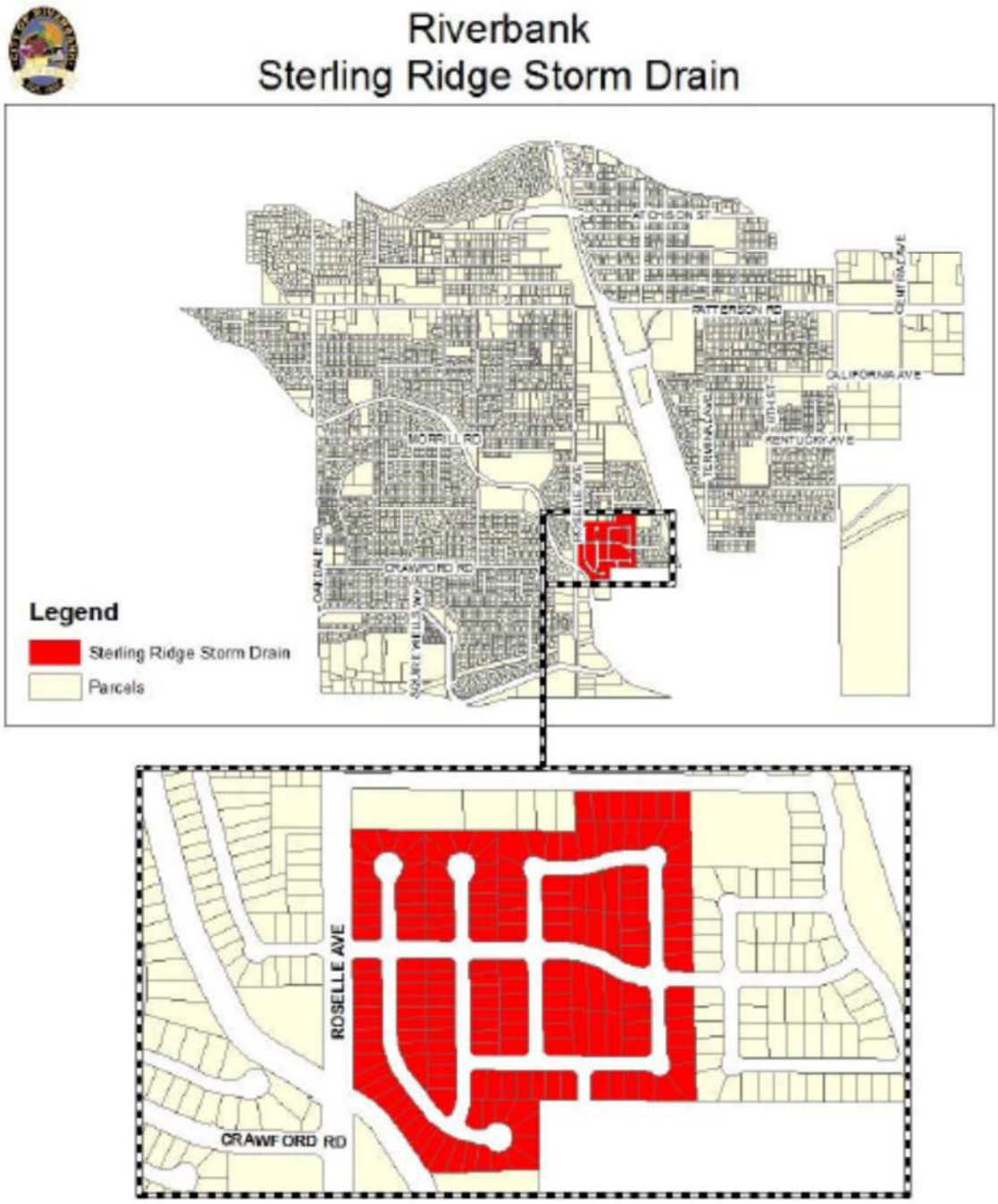
PART IV — DISTRICT BOUNDARY MAPS

The parcels within the Riverbank Storm Drain District No. 05-01 (Sterling Ridge) consist of all lots, parcels and subdivisions of land located in the planned residential development known as Sterling Ridge. The District covers approximately forty-six (46) acres.

The following District Diagram is based on the Stanislaus County Assessor's Maps and the Stanislaus County Assessor's Secured Roll (as of July 2004) and identifies all the parcels of land within the proposed District. The combination of this map and the Assessment Roll contained in this Report constitute the District Assessment Diagram.

City of Riverbank Sterling Ridge Benefit Assessment District




Riverbank
Sterling Ridge Storm Drain
Legend
Sterling Ridge Storm Drain
Parcels
MORRILL RD
CRAWFORD RD
PATTERSON RD
ROSELLE AVE
CRAWFORD RD

PART V — 2026/2027 ASSESSMENT ROLL

Parcel identification for each lot or parcel within the District shall be the parcel as shown on the Stanislaus County Secured Roll for the year in which the Engineer's Report is prepared and reflective of the Assessor's Parcel Maps. A listing of the proposed lots and parcels to be assessed within this District along with the assessment amounts is provided herein.

Non-assessable lots or parcels may include but are not limited to public streets and other roadways (typically not assigned an APN by the County); dedicated public easements, open space areas, right-of-ways, common areas; landlocked parcels, small parcels vacated by the County, bifurcated lots, and any other property that cannot be developed or has little or no value. These types of parcels are considered to receive little or no benefit from the improvements and are therefore exempted from assessment.

If any parcel submitted for collection is identified by the County Auditor/Controller to be an invalid parcel number for the fiscal year, a corrected parcel number and/or new parcel numbers will be identified and resubmitted to the County Auditor/Controller. The assessment amount to be levied and collected for the resubmitted parcel or parcels shall be based on the method of apportionment and assessment rate described in this Report and approved by the City Council. Therefore, if a single parcel has changed to multiple parcels, the assessment amount applied to each of the new parcels shall be recalculated and applied according to the approved method of apportionment and assessment rate rather than a proportionate share of the original assessment.

APN	EBU	Charge
075-049-001-000	1.0	$123.48
075-049-002-000	1.0	123.48
075-049-003-000	1.0	123.48
075-049-004-000	1.0	123.48
075-049-005-000	1.0	123.48
075-049-006-000	1.0	123.48
075-049-007-000	1.0	123.48
075-049-008-000	1.0	123.48
075-049-009-000	1.0	123.48
075-049-010-000	1.0	123.48
075-049-011-000	1.0	123.48
075-049-012-000	1.0	123.48
075-049-013-000	1.0	123.48
075-049-014-000	1.0	123.48
075-049-015-000	1.0	123.48
075-049-016-000	1.0	123.48
075-049-017-000	1.0	123.48
075-049-018-000	1.0	123.48
075-049-019-000	1.0	123.48
075-049-020-000	1.0	123.48
075-049-021-000	1.0	123.48
075-049-022-000	1.0	123.48
075-049-023-000	1.0	123.48
075-049-024-000	1.0	123.48
075-049-025-000	1.0	123.48
075-049-026-000	1.0	123.48
075-049-027-000	1.0	123.48
075-049-028-000	1.0	123.48
075-049-029-000	1.0	123.48
075-049-030-000	1.0	123.48
075-049-031-000	1.0	123.48
075-049-032-000	1.0	123.48
075-049-033-000	1.0	123.48
075-049-034-000	1.0	123.48
075-049-035-000	1.0	123.48
075-049-036-000	1.0	123.48
075-049-037-000	1.0	123.48
075-049-038-000	1.0	123.48
075-049-039-000	1.0	123.48
075-049-040-000	1.0	123.48
075-049-041-000	1.0	123.48
075-049-042-000	1.0	123.48
075-049-043-000	1.0	123.48
075-049-044-000	1.0	123.48
075-049-045-000	1.0	123.48
075-049-046-000	1.0	123.48
075-049-047-000	1.0	123.48
075-049-048-000	1.0	123.48
075-049-049-000	1.0	123.48
075-049-050-000	1.0	123.48

APN	EBU	Charge
075-049-051-000	1.0	123.48
075-049-052-000	1.0	123.48
075-049-053-000	1.0	123.48
075-049-054-000	1.0	123.48
075-049-055-000	1.0	123.48
075-049-056-000	1.0	123.48
075-049-057-000	1.0	123.48
075-049-058-000	1.0	123.48
075-049-059-000	1.0	123.48
075-049-060-000	1.0	123.48
075-049-061-000	1.0	123.48
075-049-062-000	1.0	123.48
075-049-063-000	1.0	123.48
075-049-064-000	1.0	123.48
075-049-065-000	1.0	123.48
075-049-066-000	1.0	123.48
075-049-067-000	1.0	123.48
075-049-068-000	1.0	123.48
075-049-069-000	1.0	123.48
075-049-070-000	1.0	123.48
075-049-071-000	1.0	123.48
075-049-072-000	1.0	123.48
075-049-073-000	1.0	123.48
075-049-074-000	1.0	123.48
075-049-075-000	1.0	123.48
075-049-076-000	1.0	123.48
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075-049-079-000	1.0	123.48
075-049-080-000	1.0	123.48
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075-049-082-000	1.0	123.48
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075-088-005-000	1.0	123.48
075-088-006-000	1.0	123.48
075-088-007-000	1.0	123.48
075-088-008-000	1.0	123.48

APN	EBU	Charge
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075-088-010-000	1.0	123.48
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075-088-012-000	1.0	123.48
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075-088-018-000	1.0	123.48
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075-088-023-000	1.0	123.48
075-088-024-000	1.0	123.48
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075-088-049-000	1.0	123.48
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075-088-051-000	1.0	123.48
075-088-052-000	1.0	123.48
075-088-053-000	1.0	123.48
075-088-054-000	1.0	123.48
075-088-055-000	1.0	123.48
075-088-056-000	1.0	123.48
075-088-057-000	1.0	123.48
075-088-058-000	1.0	123.48

APN	EBU	Charge
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075-088-060-000	1.0	123.48
075-088-061-000	1.0	123.48
075-088-062-000	1.0	123.48
075-088-063-000	1.0	123.48
075-089-001-000	1.0	123.48
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075-089-005-000	1.0	123.48
075-089-006-000	1.0	123.48
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075-089-017-000	1.0	123.48
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075-089-019-000	1.0	123.48
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075-089-021-000	1.0	123.48
075-089-022-000	1.0	123.48
075-089-023-000	1.0	123.48
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075-089-025-000	1.0	123.48
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075-089-037-000	1.0	123.48
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075-089-041-000	1.0	123.48
075-089-042-000	1.0	123.48
075-089-043-000	1.0	123.48
075-089-044-000	1.0	123.48
075-089-045-000	1.0	123.48

APN	EBU	Charge
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075-089-047-000	1.0	123.48
075-089-048-000	1.0	123.48
075-089-049-000	1.0	123.48
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075-089-051-000	1.0	123.48
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075-089-056-000	1.0	123.48
075-089-057-000	1.0	123.48
075-089-058-000	1.0	123.48
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075-090-003-000	1.0	123.48
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075-090-019-000	1.0	123.48
075-090-020-000	1.0	123.48
075-090-021-000	1.0	123.48
075-090-022-000	1.0	123.48
075-090-023-000	1.0	123.48
075-090-024-000	1.0	123.48
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075-090-034-000	1.0	123.48
075-090-035-000	1.0	123.48
075-090-036-000	1.0	123.48
075-090-037-000	1.0	123.48

APN	EBU	Charge
075-090-038-000	1.0	123.48
075-090-039-000	1.0	123.48
075-090-040-000	1.0	123.48
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075-095-023-000	1.0	123.48
075-095-024-000	1.0	123.48
075-095-025-000	1.0	123.48

APN	EBU	Charge
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075-095-027-000	1.0	123.48
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075-095-071-000	1.0	123.48
075-095-072-000	1.0	123.48
075-095-073-000	1.0	123.48
075-095-074-000	1.0	123.48
075-095-075-000	1.0	123.48

APN	EBU	Charge
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075-095-084-000	1.0	123.48
075-095-085-000	1.0	123.48
075-095-086-000	1.0	123.48
Total	**361.0**	**$44,576.28**

*Total may differ from budget due to rounding.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.1.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Workshop** - Fiscal Year 2026-27 Major Fund Budget
From:	Marisela H. Garcia, City Manager
Submitted by:	Tammy Alcantor, Assistant City Manager

RECOMMENDATION

It is recommended that the City Council receive a presentation on the Fiscal Year 2026-27 Major Fund Proposed Budgets and provide feedback in anticipation of the adoption of the Final Budget on June 23, 2026.

SUMMARY

An overview of the proposed Fiscal Year 2026-27 Major Fund budget will be presented to the City Council in anticipation of the adoption of the preliminary budget. This is an opportunity for the City Council to review ongoing annual expenditures (also referred to as the Base Budget) as well as review capital requests from each of the departments. Major funds include: General Fund, Gas Tax Fund, Sewer Operating Fund, Water Operating Fund, Recreation Fund, and Public Benefit Fund.

STRATEGIC PLAN

This item supports the Strategic Plan goal of Prioritizing Financial Stability by facilitating discussion and policy direction regarding budgetary challenges, reserve adequacy, expenditure controls, and revenue enhancement opportunities necessary to improve the City's long-term fiscal sustainability.

BACKGROUND

With support from various City departments, the Proposed Major Fund Budgets for Fiscal Year 2026-27 were developed. Revenue projections were prepared by the Assistant City Manager, utilizing a combination of data from the California Department of Finance, input from consultants, and historical trends and experiences specific to the City. Department Heads and Managers were responsible for preparing base budget projections for ongoing revenues and expenditures.
Some notable increases affecting the Major Funds. The City’s PERS Unfunded Accrued Liability Costs have risen this fiscal year.

- In the upcoming fiscal year, we will experience a 10.06% increase in costs, resulting in the City contributing approximately $970,291 this fiscal year, with nearly half of that being paid directly by the General Fund.
- In the upcoming fiscal year, we will experience a 2.5% increase, $33,553 in costs, for Workers' Compensation, Vehicle and Property Insurance, and Liability coverage.

GENERAL FUND RESERVE PROJECTIONS

The General Fund is anticipated to end the current 2025-26 Fiscal Year with a 46.1% Reserve. Projections for the Proposed 2026-27 Fiscal Year are as follows:

Estimated Reserve on July 1, 2026	**$7,766,412**
Add: Projected Revenues	**$16,046,743**
Less Projected On-Going Expenditures	**$15,196,221**
Less General Fund Subsidies	**$2,129,061**
Less Projected Sales Tax Revenue Sharing obligation	**$1,200,000**
Less One-Time Proposed Projects/Expenses	**$194,400**
Anticipated Ending Reserve as of June 30, 2027	**$5,093,473**
Section 115 Pension Stabilization Trust	**$1,500,000**
Proceeds Eleanor Park obligated to future park	**$382,720**
Required 15% Reserve	**$2,807,952**
Surplus to Reserve Requirement	**$402,801**
Structural Deficit (Revenue less Expenses)	**($2,672,939)**

GENERAL FUND REVENUE PROJECTIONS

Overall, General Fund Revenues, when compared to FY 2025-26 budgeted revenues, will experience an increase of 12.55%.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$14,257,388	$16,046,743	$1,789,355	12.55%

Property Tax

Revenue sources such as Property Tax will continue to increase as the market continues to be steady, particularly as new properties are added to the city's tax roll. The Property Tax Department of the State Board of Equalization has notified the County Assessor's office that they may prepare their 2026 assessment roll with an inflationary factor of 2.02%. The revenues are based on Assessed Values that are set by the County Assessor as of January 1, 2026, along with an increase for new home construction.

With the new commercial and housing developments both completed and currently underway, Assessed Valuations will increase, resulting in higher revenues for the City. Current developments underway are Crossroads West Commercial, Crossroads West 2 – KB Homes, River's Edge, Elmwood Estates, and Heritage II. For FY 26-27, revenues have been estimated to increase 4%.

Construction-related fees typically accompany new development. Over the past several years, increased activity in new construction for both commercial and housing, along with ongoing issuance of solar permits, has driven growth in Building Permit Revenue. Building permit revenue has been proposed with a 3% increase.

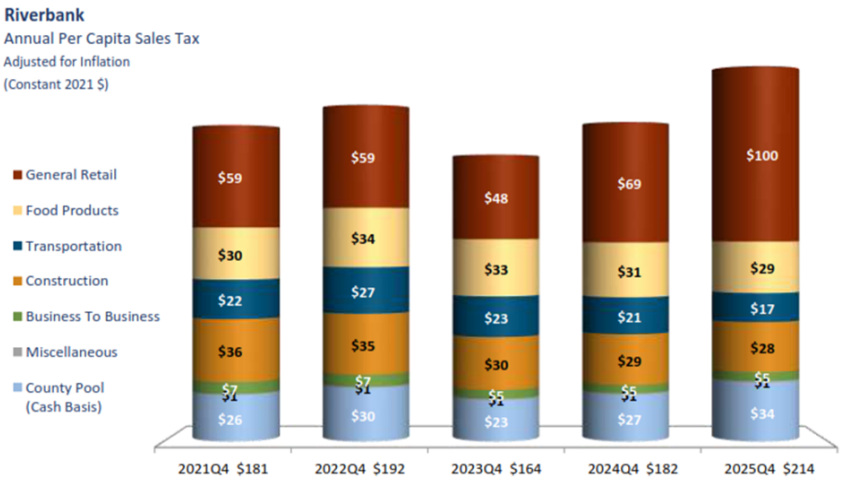
Sales Tax

Sales Tax revenue has generally increased over the past several fiscal years. In the current fiscal year, the City has experienced a continued increase in Sales Tax collections, driven in part by continued growth within the local retail sector and the opening of new commercial businesses.

For the upcoming fiscal year, the City anticipates continued growth in Sales Tax revenue as retail activity expands and commercial development matures. Historically, the Finance Department has taken a conservative approach when forecasting Sales Tax revenue. The City's sales tax consultant, MuniServices/Avenu, provides revenue projections under Conservative, Most-Likely, and Optimistic scenarios. Consistent with past practice, the City develops its budget using projections that generally fall between the Conservative and Most-Likely scenarios to ensure fiscal stability and avoid reliance on revenues that may not materialize.

While Sales Tax remains one of the City's most significant revenue sources, it is also one of the most sensitive to economic conditions and consumer spending trends. Based on current economic indicators, local retail activity, and consultant projections, the City estimates Sales Tax revenue will increase by approximately 25% during the upcoming fiscal year.

A portion of the additional Sales Tax generated within the Crossroads West Commercial Center is subject to a Sales Tax Sharing and Reimbursement Agreement with the developer. Under this agreement, eligible infrastructure and public improvement costs associated with the development are reimbursed through a share of the Sales Tax generated within the project area. As a result, not all growth in Sales Tax revenue will be available for general governmental purposes.



GENERAL FUND EXPENDITURE PROJECTIONS

Overall, for the upcoming fiscal year, expenditures are anticipated to increase by 11.10%.

FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
$16,848,902	$18,719,682	$1,870,780	11.10%

Salary & Benefit Projections

The City currently has two labor agreements in place: one with the LIUNA Miscellaneous Bargaining

Unit and one with the Mid-Management Employee Unit.
The LIUNA agreement, approved in September 2025, included a 4% Cost-of-Living Adjustment (COLA) effective September 19, 2025, and a 3% COLA effective July 2026. The July 2026 COLA has been incorporated into the proposed budget. The agreement is scheduled to expire on June 30, 2027.
The Mid-Management Employee Unit agreement, approved in January 2026, included a 4% COLA effective January 2026, as well as a one-time, non-PERSable lump-sum payment of $1,000 per employee effective the first full pay period in January 2026 and July 2026. Effective the first full pay period in January 2027, employees will receive an additional 4% COLA, which has been incorporated into the proposed budget. This agreement is scheduled to expire on December 31, 2028.

In addition, the City completed a Classification and Compensation Study conducted by Evergreen Solutions, LLC. On April 28, 2026, the City Council adopted Resolution No. 2026-028 accepting and implementing the study's recommendations. The estimated financial impact of implementation was approximately $211,264.

The City's CalPERS Unfunded Accrued Liability (UAL) contribution increased by 10.06% for the current fiscal year, resulting in a total contribution of $970,291, with nearly half of the cost being paid by the General Fund. Pension costs continue to place significant pressure on the City's operating budget and are expected to remain a key financial consideration in future years.

Health insurance costs are projected to increase by approximately 10% in the upcoming fiscal year based on historical trends and current market conditions. Under existing labor agreements, employees contribute 15% toward their monthly health insurance premiums, helping to offset a portion of the annual cost increases.

Personnel
The proposed budget includes the promotion of an existing staff member to the following positions:

- **Construction Inspector II**

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department.

No new positions have been included in the proposed budget. As the City continues to grow and service demands increase, several departments have identified staffing needs to assist with increased workloads and to maintain service levels. In addition, the City's operations are spread across multiple facilities, creating challenges in providing consistent customer service coverage and administrative support.

Several requests for additional staffing were submitted during the budget development process and were carefully evaluated. However, due to competing budget priorities and the City's commitment to maintaining long-term fiscal stability. The following positions were requested but are not included in the proposed budget:

- **Deputy City Clerk** (Administration) ($189,000 annual cost with benefits)

- **Engineering Technician II** (Development Services Administration) ($168,000 annual cost with benefits)
- **Administrative Clerk** (Finance, Planning, Building & Code Enforcement) ($144,500 annual cost with benefits)
- **Recreation and Event Coordinator** (Recreation) ($158,760 annual cost with benefits)

While these positions would provide valuable support for City operations, customer service, project management, and program delivery, current fiscal constraints and resource limitations do not support their inclusion in the FY 2026–27 budget. Staff recognizes the operational needs identified by departments and will continue to assess staffing requirements as the City grows and service demands evolve. These positions may be reconsidered in future budget cycles as financial conditions and facility resources allow.

The proposed budget balances current service demands with the City's commitment to maintaining long-term financial stability and preserving reserve levels.

Police Services
Cost increases for the Law Enforcement Contract with the Stanislaus County Sheriff's Department include:

- Salary & Benefits: 4.5% Increase
- Vehicle & Replacement Costs: 3% increase
- SR 911 Dispatch: 8.65% increase

Overall, the police services budget has increased 3.74%.

Not included in the proposed budget is an additional deputy position for patrol, which was part of the plan presented by Chief Ridenour in January 2026.

For an additional Deputy, the cost would be $285,084 and is broken down as follows:

- **$160,350 - Annual salary expense**
- **$113,734 - Vehicle purchase**
- **$11,000 - One-time costs (radio, vest, etc.)**

Capital Expenditures
Staff is proposing funding from General Fund Reserves for the following projects:

Project	Amount
City Hall North & South FOB Access	$12,200
HR Analyst New Workstation	$5,000
Carpet Cleaner	$4,800
Playground Maintenance/Part Replacements	$21,100
ADA Improvements	$50,000

Staff is proposing funding from the Facility Improvement Fund:

Project	Amount
Community Center Camera & Security System	$6,540
Scout Hall Camera & Security System	$4,285
Scout Hall Reflooring	$15,900

Several other capital expenditures were requested but not included in the proposed budget. Here are a few of those items:

- **Backhoe (Parks) $77,200**
- **Repainting of City Hall North $30,250**
- **Repainting of Community Center Gazebo $20,790**
- **City Hall North & South Security System Upgrades $12,750**

One-Time Expenditures

The proposed budget includes the following one-time expenditures:

- **City Council Governance Training – $18,500**

  The training will provide guidance on governance best practices, roles and responsibilities, ethics, and effective collaboration between elected officials and staff. This investment supports informed decision-making and effective leadership.

- **Executive Management Team Building - $15,500**

  This initiative is intended to strengthen communication, collaboration, and coordination among executive staff, supporting effective leadership and efficient delivery of City services.

- **Muni Permits System Improvements - $25,000**

  Funding is included for a core upgrade to the City's permitting system. The current Microsoft Access-based platform is aging and requires modernization to improve functionality, workflow efficiency, and system reliability. Regular upgrades are recommended to maintain compatibility with evolving Microsoft technologies and support ongoing operations.

- **Muni Permits Web Portal - $50,000**

  Funding is included for the implementation of a public-facing web portal that will allow residents and developers to submit applications, upload documents, request inspections, and track permit status online. The portal will improve customer service, increase accessibility, streamline permit processing, and reduce administrative workload.

- **Caselle Community Connect Payment Portal - $3,200**

  Staff is proposing a transition from Xpress Bill Pay (XBP) to Caselle Community Connect, Caselle's integrated payment platform. The proposed cost represents the additional annual expense above the City's current XBP service. Caselle has notified the City that it will be transitioning away from its partnership with XBP, resulting in the gradual elimination of automated payment processing functions. Migrating to Community Connect will maintain

system integration, reduce manual processing, improve operational efficiency, and enhance the customer payment experience.

- **Open Gov Disclosure Studio - $15,000**

  Staff is requesting the addition of OpenGov's Disclosure Studio module to enhance the City's financial reporting capabilities. The platform will assist with the preparation of the Annual Comprehensive Financial Report (ACFR), quarterly financial reports, and other recurring financial reporting requirements by creating a single, integrated source for financial statements, notes, and narrative disclosures. This will improve reporting accuracy, streamline report preparation, reduce staff workload, and support the City's goal of providing more timely and transparent financial information to the City Council and the public. The requested $15,000 represents a one-time implementation cost, with an ongoing annual software subscription and maintenance cost of $25,996.

General Fund Subsidies

The General Fund has historically provided subsidies to support a variety of City services and activities. Over the past several fiscal years, General Fund support has increased as programs have experienced funding reductions, rising operating costs, growing service demands, and increased maintenance needs. The table below summarizes General Fund subsidies by activity and illustrates how funding levels have changed over time.

Fund/Activity	FYE 2023	FYE 2024	FYE 2025 Budgeted	FYE 2026 Budget	FYE 2027 Proposed Budget	Difference FYE 2026 vs FYE 2027 $	%
Recreation	544,190	640,628	837,669	934,336	869,445	(64,891)	-7%
Neighborhood Improvement	8,662	120,000	120,677	157,124	200,000	42,876	27%
Community Center	26,850	22,500	46,325	35,000	15,000	(20,000)	-57%
Gas Tax - Streets	177,011	213,789	340,036	441,731	448,108	6,377	2%
Sierra House (new)	-	-	-	366,005	361,508	(4,497)	-1%
LRA (new)	-	-	-	232,239	235,000	2,761	1%
Total Subsidy	756,713	996,917	1,344,707	2,166,435	2,129,061	(37,374)	-2.78%

While General Fund subsidies have increased significantly over the long term—from approximately $757,000 in FY 2022–23 to a proposed $2.13 million in FY 2026–27—the proposed FY 2026–27 budget reflects a decrease of approximately 2.78% compared to FY 2025–26.

Recreation Fund

The Recreation Fund is primarily supported through a General Fund subsidy. The FY 2026–27 budget includes several maintenance and facility improvement projects related to the Community Gymnasium. Under the Joint Use Agreement with the School District, the City is responsible for 50%

of the eligible maintenance and repair costs associated with the facility.

Project	Amount
Gymnasium Restroom Drain	$3,250
Gymnasium Exterior Light Replacement	$1,089
Gymnasium Wall Seal/Paint	$7,750
Gymnasium Door Crash Bar Replacement	$5,767
Crowd Control Barricades	$11,528

In addition to the planned maintenance projects, the School District has advised the City that the gymnasium HVAC system is nearing the end of its useful life. Although the system remains operational, the District has indicated that replacement may be necessary in the near future if the unit experiences a significant failure. The City has received an informal replacement estimate ranging from $68,000 to $72,000, with the City's anticipated share estimated at approximately $34,000 to $36,000. While no funding has been included in the FY 2026–27 budget for this project, staff will continue to monitor the condition of the system and evaluate funding options should replacement become necessary.

Gas Tax

The State of California imposes per-gallon excise taxes on gasoline and diesel fuel, sales taxes on these fuels, and vehicle registration fees, with portions of the resulting revenue dedicated to transportation purposes. Local (city and county) allocations from these sources are distributed primarily through the Highway Users Tax Account (HUTA)—a longstanding source of gas tax revenue—and the Road Maintenance and Rehabilitation Account (RMRA), which was established by the Road Repair and Accountability Act of 2017 (SB1 - Beall).
The State provides annual projections for these revenue sources. For the current fiscal year, the City is projected to receive a slight increase of 1.6% in Gas Tax revenues. These funds support street and road maintenance and operations, as well as major infrastructure projects funded through SB1.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues (w/o transfers In)	$1,894,774	$1,952,907	$58,133	+3.07%
Expenditures (w/o Capital Projects	$1,184,322	$1,240,888	$56,558	+4.78%

Personnel
The proposed budget includes the promotion of an existing staff member to the following position:

- **Maintenance Worker II** (position is split between Streets & Sewer)

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and

advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department. This position is allocated between the Streets and Sewer divisions. No new positions are proposed in the FY 2026–27 budget.

Gas Tax Maintenance Budget Deficit

Over the past four fiscal years, the Gas Tax Fund has consistently experienced a deficit within its Maintenance budget. This ongoing structural imbalance is primarily attributable to rising costs for supplies, materials, and maintenance activities, which have outpaced available Gas Tax revenues.

For FY 2026–27, staff estimates a Maintenance budget shortfall of approximately $448,108. To maintain current service levels and roadway maintenance activities, a transfer from the General Fund is anticipated. The proposed FY 2026–27 budget includes a General Fund subsidy that is approximately 2% higher than the FY 2025–26 budgeted contribution.

Sewer Operating Fund

The Sewer Fund receives approximately 99% of its revenue from user fees charged to residential, commercial, and industrial customers. Based on current trends and the fee schedule adopted in January 2023, which includes annual rate adjustments, Sewer Fund revenues are projected to increase by 4.10% in FY 2026–27. Operating expenditures, excluding transfers and capital projects, are anticipated to increase by 10.61%.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$8,387,870	$8,732,189	$344,319	+4.10%
Expenditures (w/o transfers out & Capital projects)	$3,821,495	$4,226,798	$405,303	+10.61%

Personnel

The proposed budget includes the promotion of an existing staff member to the following position:

- **Maintenance Worker II** (position is split between Streets & Sewer)

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department. This position is allocated between the Streets and Sewer divisions. No new positions are proposed in the FY 2026–27 budget.

Capital Projects/Equipment

The Sewer Fund will support several projects and equipment purchases aimed at maintaining and improving the reliability of the City's wastewater collection and treatment systems. These investments are intended to address ongoing maintenance needs, improve operational efficiency, and protect critical infrastructure.

Included in the FY 2026–27 proposed budget are:

- **Replacement UTV - $27,000**
- **SCADA/Radio Upgrades - $100,000**
- **System repairs and upgrades - $45,000**
- **Sewer Line Replacement (Alley between Sierra Avenue and Patterson Road, First Street to Eighth Street) – $875,000 (carryover from FY 2025–26)**

Several additional capital needs were identified during the budget process but are not included in the proposed budget at this time due to funding constraints and competing priorities. These projects will continue to be evaluated as part of future budget discussions and long-term capital planning efforts.

- **Aerial Truck (Boom Truck) - $60,000 deposit, 2,800 monthly Lease (split between Sewer and Water Funds)**
- **Aeration Basin Sludge Removal – $300,000**
- **Replacement of 2003 Ag Tractor (STX) – $950,000 (currently experiencing ongoing maintenance issues)**
- **Equipment and Vehicle Storage Covering – $65,000 (split between the Sewer and Water Fund**

Water Operating Fund

The Water Fund derives approximately 98% of its revenue from user fees charged to customers. For FY 2026–27, the City anticipates an overall revenue increase of 6.47%, primarily driven by growth in the customer base. Water rates have not been adjusted since 2019. To evaluate the long-term financial sustainability of the utility and identify future funding needs, staff completed a Request for Proposals process and selected a consultant to conduct a comprehensive Water Rate Study during FY 2026–27.
On the expenditure side, operating costs are projected to increase by 2.69%, primarily due to increases in personnel costs, services, and supplies.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues (w/o transfer In)	$3,599,500	$3,832,500	+$233,000	+6.47%
Expenditures (w/o transfers out & capital projects)	$4,131,183	$4,242,383	+$111,200	+2.69%

Personnel
The proposed budget includes the promotion of existing staff members to the following positions:

- **Senior Water Distribution Operator**

This promotion reflects the employees' demonstrated competencies, successful completion of relevant training programs, and continued dedication to professional growth. Recognizing and advancing staff based on their skills and development efforts supports both employee retention and the operational efficiency of the department.
No new positions are included in the proposed budget. During the budget development process, staff evaluated a request for an additional position; however, due to competing budget priorities and the City's commitment to maintaining long-term fiscal stability, the following position is not recommended for FY 2026–27:

• Water Meter Technician ($157,000 annual cost with benefits)

While this position would provide additional support for water system operations and maintenance, current resource limitations do not support its inclusion in the proposed budget. Staff recognizes the operational need and will continue to evaluate this position as part of future budget discussions and workforce planning efforts.

Capital Projects/Equipment

The Water Fund will support several projects focused on maintaining the reliability, safety, and efficiency of the City's water system infrastructure.

Included in the FY 2026–27 proposed budget are:

- **SCADA Software Upgrades – $12,000**
- **Chlorine Equipment for Multiple Well Sites – $10,000**
- **Tree Removal at Two Well Sites (Safety Concerns) – $10,000**
- **Interior Inspection and Cleaning of Two Water Storage Tanks – $12,000**
- **Second Street Water Storage Tank Exterior Painting – $15,000**
- **Annual Well Rehab: $85,000**

Several additional capital needs were identified during the budget process but are not included in the proposed budget at this time due to funding constraints and competing priorities. These projects will continue to be evaluated through future budget discussions and long-term capital planning efforts.

- **Aerial Truck (Boom Truck) - $60,000 deposit, 2,800 monthly Lease (split between Sewer and Water Funds)**
- **Well 7 Vault (4 x 7) access chlorine lines – $28,000**
- **Second Street Water Storage Tank Iron Fencing - $50,000**
- **Equipment and Vehicle Storage Covering – $65,000 (shared between the Sewer and Water Funds)**

PUBLIC BENEFIT FUND

In June 2018, the City Council authorized the creation of the Public Benefit Fund. The fund intended to ensure that all cannabis-related revenues were segregated and easily accounted for in a specific fund. In addition to establishing the fund, the City Council developed an expenditure policy that was

focused on allocating the funds received for public safety (including police and code enforcement) and other projects that would provide a public benefit.
The City is currently collecting revenues from three cannabis facilities; Flavors, Canna+Rise and Off the Charts (previously Perfect Union, Riverbank Cannabis Collective). The current agreements are up for negotiation. For the new fiscal year, we are estimating a slight increase in both revenues and expenditures.

	FY 2025-26 Budget	FY 2026-27 Proposed Budget	Difference	% Change
Revenues	$446,000	$484,000	+$38,000	+8.52%
Expenditures	$644,250	$660,000	+$15,750	+2.44%

The upcoming fiscal year includes only those ongoing expenses of the fund, including offsets for the Sheriff's Law Enforcement Contract, Code Enforcement, and annual lease payments for the City's Camera System.

FINANCIAL IMPACT

There is no financial impact anticipated with this report. Staff will incorporate any final feedback from the City Council and present a final budget at the June 23, 2026, meeting.

ATTACHMENTS

1. Fiscal Year 2026-27 General Fund Proposed Budget
2. Fiscal Year 2026-27 Gas Tax Fund Proposed Budget
3. Fiscal Year 2026-27 Sewer Funds Proposed Budget
4. Fiscal Year 2026-27 Water Funds Proposed Budget
5. Fiscal Year 2026-27 Public Benefit Fund Proposed Budget

General Fund

The General Fund is the primary operating fund of the City and supports the majority of basic municipal services. It accounts for resources that are not legally restricted to specific uses and provides funding for essential services such as public safety, parks and recreation, public works, planning, and general government operations.

The primary sources of revenue for the General Fund include property tax, sales tax, franchise fees, business license fees, and other general revenues. Because these revenues are not designated for specific purposes, they may be allocated at the discretion of the City Council to meet the community's most critical needs and priorities.

The General Fund reflects the City's fiscal health and its ability to provide core services that enhance the quality of life for residents and businesses.

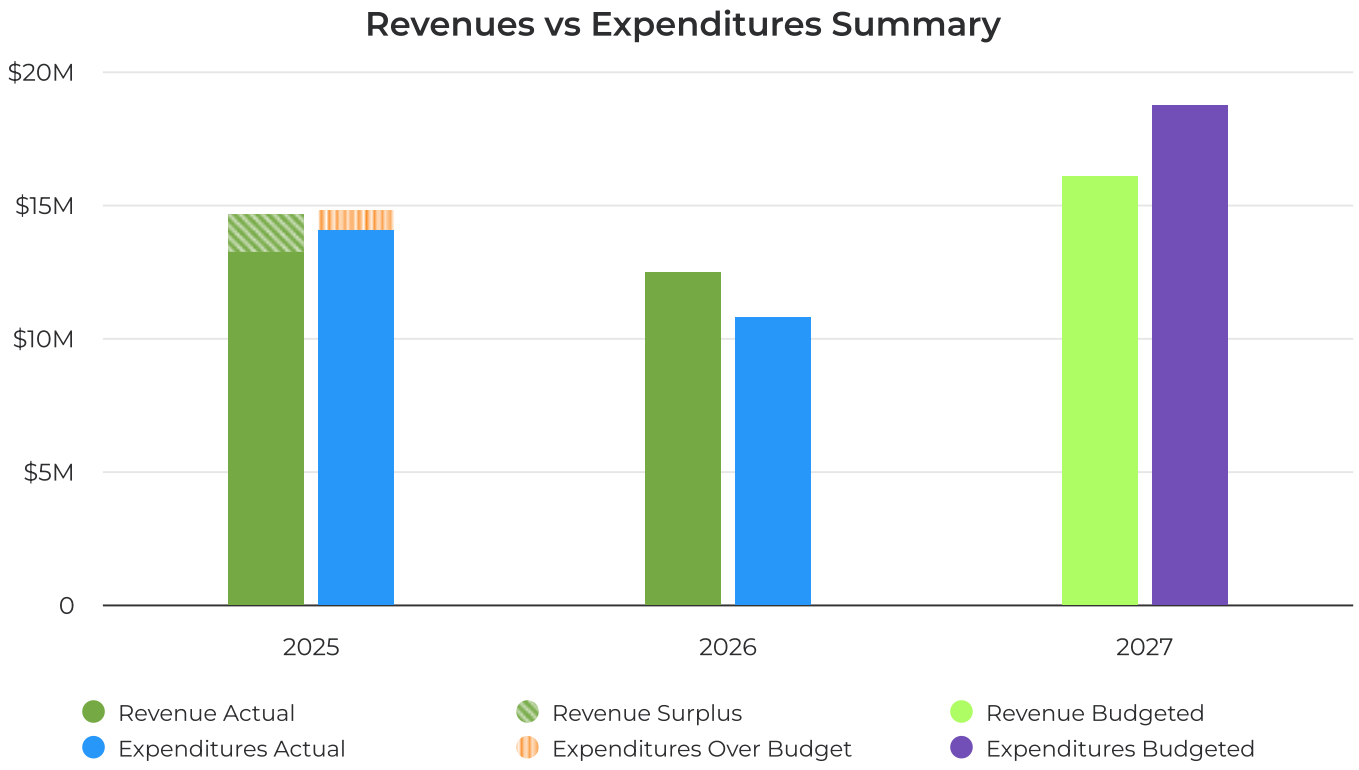
General Fund Comprehensive Fund Summary

Comprehensive Fund Summary

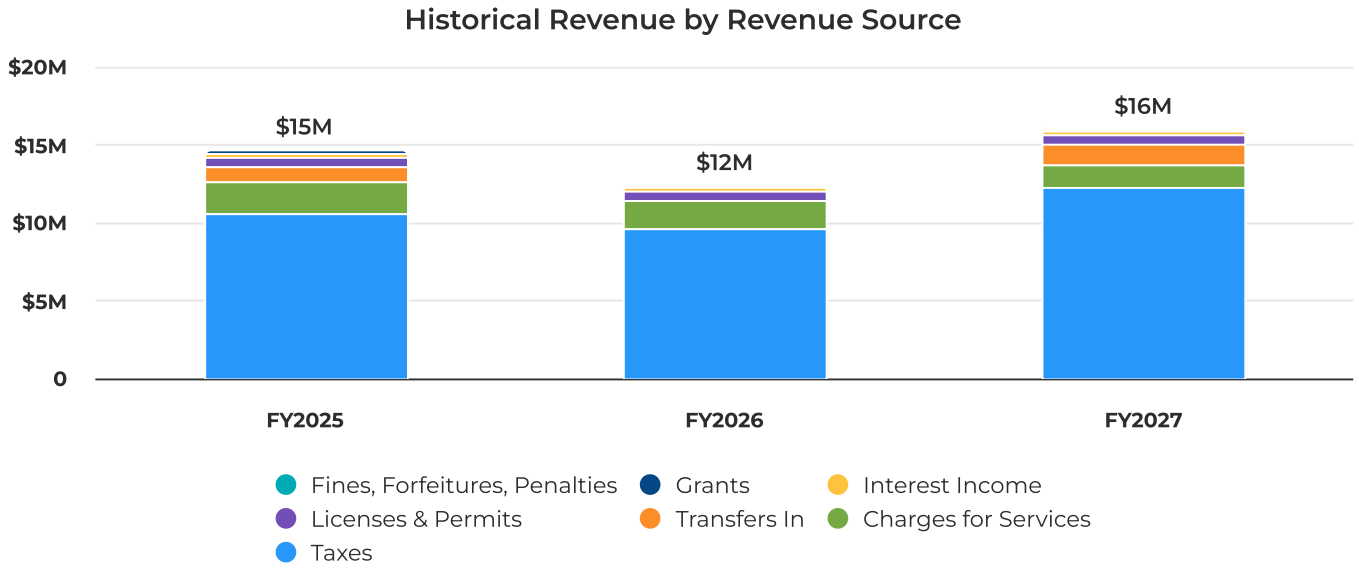
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$11,452,119.00**	**$10,708,952.00**	**$9,807,950.00**	**$9,807,950.00**	**$7,766,412.00**
Revenues					
Taxes	$9,293,421.97	$10,491,090.80	$9,635,434.77	$10,621,981.75	$12,199,419.00
Licenses & Permits	$840,054.84	$522,062.22	$643,119.43	$606,953.00	$624,478.50
Grants	$186,158.96	$145,480.52	$201,536.61	$187,500.00	$180,000.00
Charges for Services	$1,821,436.18	$2,094,479.11	$1,698,136.53	$1,448,837.52	$1,521,905.00
Fines, Forfeitures, Penalties	$57,063.54	$58,840.13	$53,984.48	$53,553.00	$53,553.00
Interest Income	$199,557.15	$339,576.28	$223,105.36	$225,000.00	$240,000.00
Transfers In	$2,598,543.73	$998,829.32	-	$1,113,563.00	$1,227,387.00
Total Revenues	**$14,996,236.37**	**$14,650,358.38**	**$12,455,317.18**	**$14,257,388.27**	**$16,046,742.50**
Expenditures					
Payroll Benefits	$1,783,164.84	$1,401,451.22	$1,310,107.02	$1,986,386.64	$2,090,514.35
Salary	$2,785,757.88	$2,054,802.24	$2,101,428.79	$2,618,294.50	$2,953,709.41
Professional Services	$8,139,723.00	$8,330,113.13	$6,575,718.26	$8,992,340.21	$9,433,961.04
Services/ Supplies	$1,093,763.09	$477,505.89	$369,401.41	$523,976.81	$564,758.84
Utilities	$201,569.09	$197,928.86	$139,135.41	$219,929.63	$184,491.00
Capital Expenses/ Projects	$249,436.13	$953,157.83	$227,651.02	$274,503.01	$119,254.00
Prior Year Adjustments	$650.00	-$25,897.72	-$12,626.38	-	-
Transfers Out	$1,485,339.63	$1,410,781.29	$44,248.04	$2,233,471.04	$3,372,993.00
Total Expenditures	**$15,739,403.66**	**$14,799,842.74**	**$10,755,063.57**	**$16,848,901.85**	**$18,719,681.64**
Total Revenues Less Expenditures	**-$743,167.29**	**-$149,484.36**	**$1,700,253.61**	**-$2,591,513.58**	**-$2,672,939.14**
Ending Fund Balance	**$10,708,951.71**	**$10,559,467.64**	**$11,508,203.61**	**$7,216,436.42**	**$5,093,472.86**

The 2026 Actual is the year-to-date amount as of June 1, 2026.

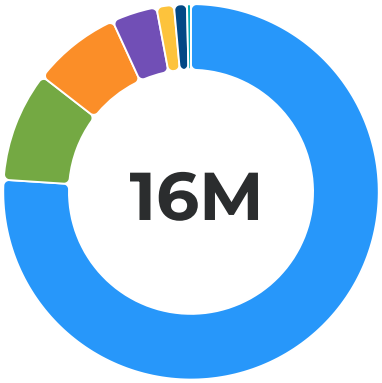
General Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



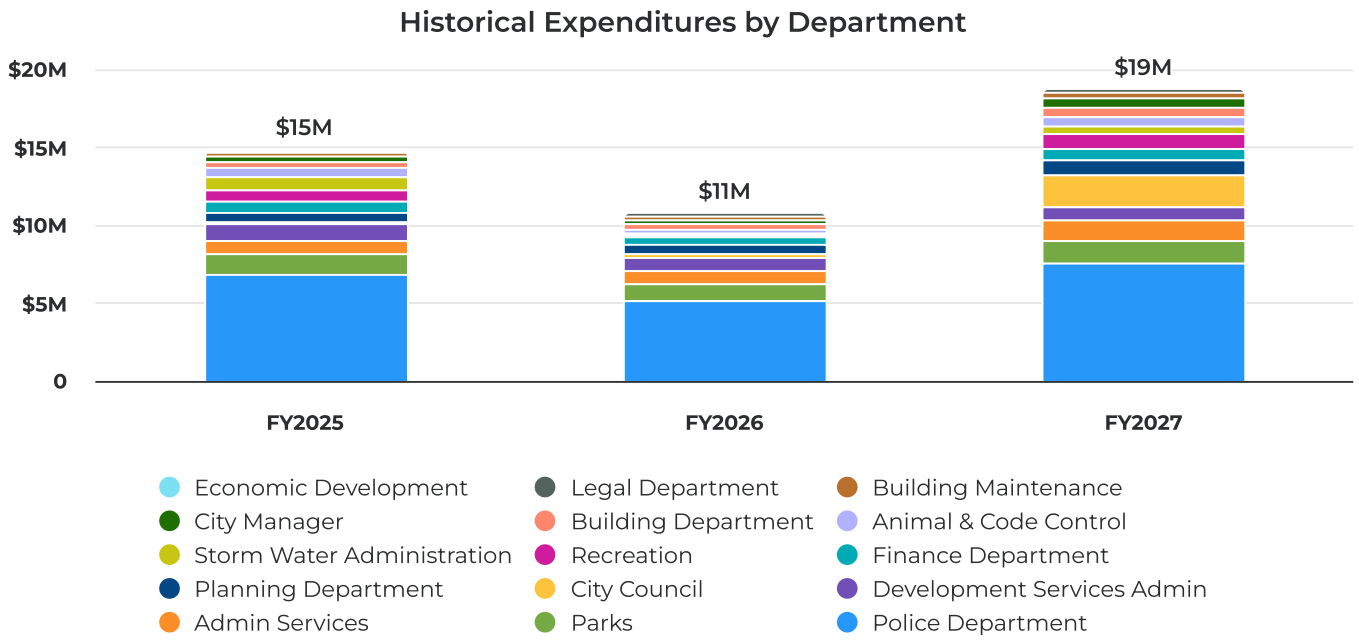
Taxes	**$12,199,419**	76.02%
Charges for Services	**$1,521,905**	9.48%
Transfers In	**$1,227,387**	7.65%
Licenses & Permits	**$624,479**	3.89%
Interest Income	**$240,000**	1.50%
Grants	**$180,000**	1.12%
Fines, Forfeitures, Penalties	**$53,553**	0.33%

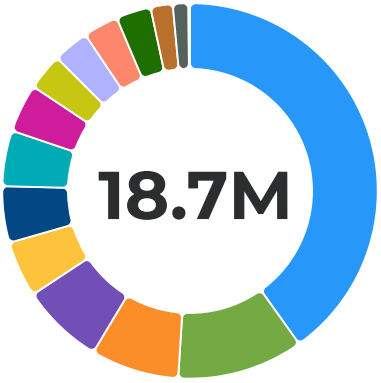
For the General Fund 101, the fiscal year revenue by revenue source is primarily composed of Taxes, which account for $12.2 million or 76.02% of the total revenue. Charges for Services contribute $1.5 million, representing 9.48%. Transfers In provide $1.2 million, making up 7.65% of the revenue. Licenses & Permits add $624,479, which is 3.89%. Interest Income amounts to $240,000 or 1.5%, while Grants contribute $180,000, equating to 1.12%. Lastly, Fines, Forfeitures, and Penalties total $53,553, comprising 0.33% of the revenue.

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Taxes	$9,293,421.97	$10,491,090.80	$9,635,434.77	$10,621,981.75	$12,199,419.00	14.85%
Licenses & Permits	$840,054.84	$522,062.22	$643,119.43	$606,953.00	$624,478.50	2.89%
Grants	$186,158.96	$145,480.52	$201,536.61	$187,500.00	$180,000.00	-4.00%
Charges for Services	$1,821,436.18	$2,094,479.11	$1,698,136.53	$1,448,837.52	$1,521,905.00	5.04%
Fines, Forfeitures, Penalties	$57,063.54	$58,840.13	$53,984.48	$53,553.00	$53,553.00	-
Interest Income	$199,557.15	$339,576.28	$223,105.36	$225,000.00	$240,000.00	6.67%
Transfers In	$2,598,543.73	$998,829.32	-	$1,113,563.00	$1,227,387.00	10.22%
Total Revenues	**$14,996,236.37**	**$14,650,358.38**	**$12,455,317.18**	**$14,257,388.27**	**$16,046,742.50**	**12.55%**

Expenditures by Department





Police Department	$7,512,467	40.13%
City Council	$2,035,726	10.87%
Parks	$1,419,774	7.58%
Admin Services	$1,333,558	7.12%
Recreation	$906,411	4.84%
Development Services Admin	$906,131	4.84%
Planning Department	$897,046	4.79%
Finance Department	$778,254	4.16%
City Manager	$589,341	3.15%
Storm Water Administration	$582,131	3.11%
Animal & Code Control	$566,966	3.03%
Building Department	$559,550	2.99%
Building Maintenance	$357,326	1.91%
Legal Department	$250,000	1.34%
Economic Development	$25,000	0.13%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Finance Department	$1,100,466.59	$618,656.31	$550,039.65	$747,031.53	$778,253.71	4.18%
Parks	$1,217,291.18	$1,311,104.61	$1,058,349.13	$1,439,137.46	$1,419,774.28	-1.35%
Recreation	$640,627.53	$811,768.00	$22,124.04	$1,036,372.04	$906,411.00	-12.54%
Planning Department	$610,910.30	$619,467.23	$624,088.42	$768,445.57	$897,045.91	16.74%
Animal & Code Control	$385,806.77	$546,344.88	$262,338.35	$489,489.00	$566,966.00	15.83%
Economic Development	$25,000.00	$25,000.00	$25,000.00	$25,000.00	$25,000.00	-
City Council	$607,410.60	$180,057.73	$214,956.42	$803,391.38	$2,035,726.14	153.39%
City Manager	$340,864.09	$281,634.10	$305,679.00	$474,575.63	$589,341.38	24.18%
Legal Department	$2,064,796.79	$113,097.87	$140,132.39	$250,000.00	$250,000.00	-
Building Department	$647,215.26	$418,291.25	$371,521.46	$489,772.79	$559,549.89	14.25%
Building Maintenance	$334,329.38	$288,413.20	$244,790.58	$366,938.59	$357,326.18	-2.62%
Admin Services	$977,106.90	$882,109.01	$875,052.80	$1,221,388.53	$1,333,558.10	9.18%
Police Department	$5,261,134.57	$6,828,951.19	$5,133,264.34	$7,241,452.00	$7,512,467.00	3.74%
Development Services Admin	$1,150,778.38	$1,013,241.15	$805,538.24	$902,785.21	$906,131.05	0.37%
Storm Water Administration	$375,665.32	$861,706.21	$122,188.75	$593,122.11	$582,131.00	-1.85%
Total Expenditures	**$15,739,403.66**	**$14,799,842.74**	**$10,755,063.57**	**$16,848,901.85**	**$18,719,681.64**	**11.10%**

General Fund Subsidy to other Funds/Activities

Fund/Activity	FYE 2023	FYE 2024	FYE 2025 Budgeted	FYE 2026 Budget	FYE 2027 Proposed Budget	Difference FYE 2026 vs FYE 2027 $	%
Recreation	544,190	640,628	837,669	934,336	869,445	(64,891)	-7%
Neighborhood Improvement	8,662	120,000	120,677	157,124	200,000	(42,876)	-27%
Community Center	26,850	22,500	46,325	35,000	15,000	(20,000)	-57%
Gas Tax - Streets	177,011	213,789	340,036	441,731	448,108	6,377	2%
Sierra House (new)	-	-	-	366,005	361,508	(4,497)	-1%
LRA (new)	-	-	-	232,239	235,000	2,761	1%
Total Subsidy	756,713	996,917	1,344,707	2,166,435	2,129,061	(123,126)	-9.16%

General Fund Transfer Outs

To: Fund/Activity	Description	FYE 2027 Proposed Budget
Neighborhood Improvement	Fleet for Services	43,932
Sys Development	Sales Tax Cost Sharing Agreement Crossroads West	1,200,000
	Total Transfer Out	**$ 1,243,932**

Total Subsidy and Transfer Out General Fund	**$ 3,372,993**

General Fund Transfers In

From: Fund/Activity	Description	FYE 2027 Proposed Budget
Sewer Operating	Management fee for: City Manager, Assistant City Manager, City Clerk and Executive Assistant. 25% of Annual Salary & Benefits	218,813.00
Water Operating	Management fee for: City Manager, Assistant City Manager, City Clerk and Executive Assistant. 25% of Annual Salary & Benefits	218,813.00
Sys Development	Management fee for: Assistant Finance Director 20% of Annual Salary & Benefits	47,642
Public Safety Augmentation	Supplement Public Safety Cost	150,000
Lighting & Landscape Districts	Adminstration Fees for management of Districts	44,370
CFD	Cover cost of Parks & Staff personnel for maintenance of district.	60,000
Sys Development	Management Fee for Community Development Specialist II	137,750
Public Benefit Fund	Cover cost of 2 positions in Public Safety	300,000
Crossroads Landscape/Lighting District	Cover cost of Parks & Staff personnel for maintenance of district.	50,000
	Total Transfer In	**$ 1,227,388**

Gas Tax Fund 102

The State of California levies per-gallon excise taxes on gasoline and diesel fuel, as well as sales taxes on these fuels and registration fees on motor vehicles. Revenue from these taxes is designated for transportation-related purposes. The local city and county shares are distributed through the Highway Users Tax Account (HUTA) and the Road Maintenance and Rehabilitation Account (RMRA), which manages a significant portion of the funds generated by the Road Repair and Accountability Act of 2017 (commonly known as SB1).

Gas Tax Fund Comprehensive Fund Summary

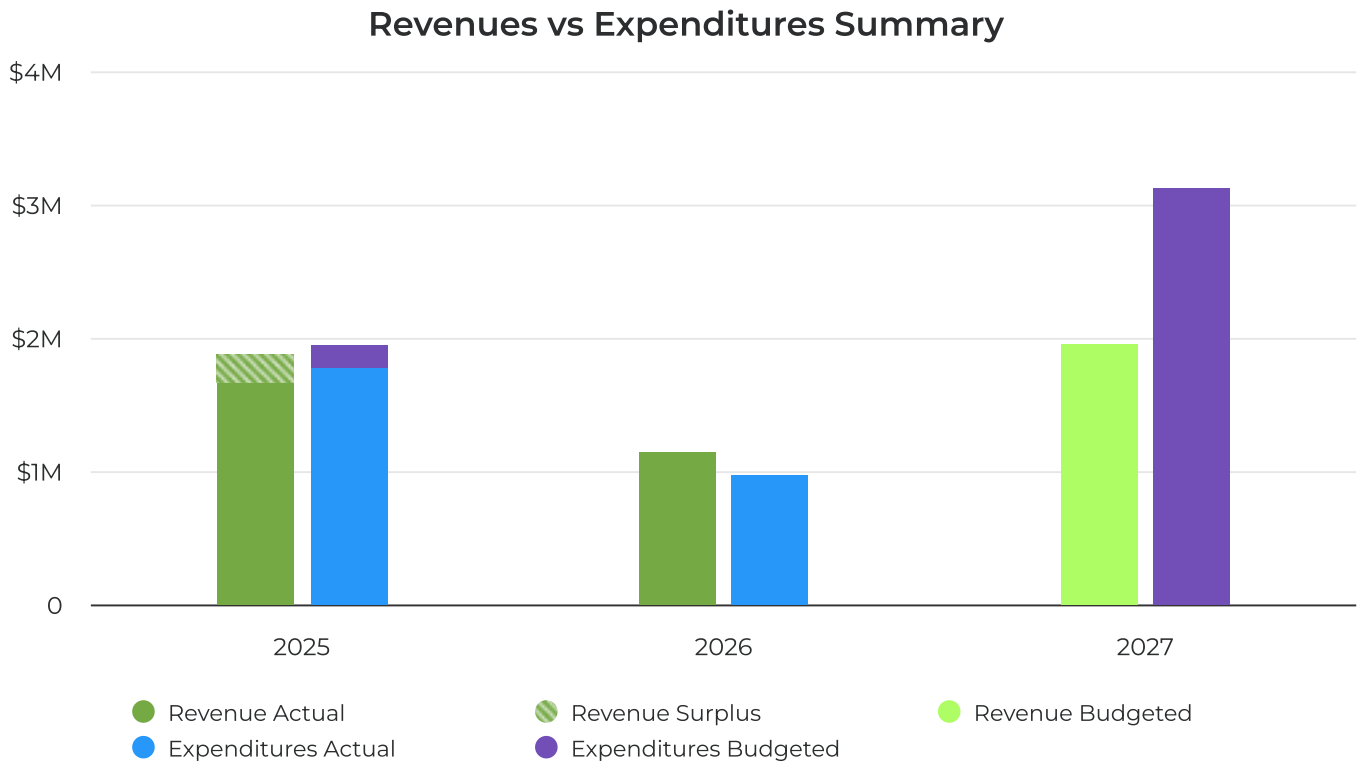
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$504,474.00**	**$408,837.00**	**$515,630.00**	**$515,630.00**	**$1,226,080.00**
Revenues					
Taxes	$677,568.30	$702,527.19	$591,941.70	$750,352.00	$762,551.00
Charges for Services	$634,229.17	$798,126.98	$542,703.85	$694,691.00	$736,248.00
Interest Income	$8,311.87	$5,985.93	$7,700.97	$8,000.00	$6,000.00
Transfers In	$597,624.82	$370,529.00	-	$441,731.00	$448,108.00
Total Revenues	**$1,917,734.16**	**$1,877,169.10**	**$1,142,346.52**	**$1,894,774.00**	**$1,952,907.00**
Expenditures					
Payroll Benefits	$257,401.48	$231,395.73	$222,174.18	$328,565.64	$323,778.23
Salary	$376,449.05	$293,905.51	$295,538.71	$425,796.51	$433,998.66
Professional Services	$298,761.27	$296,471.99	$208,799.04	$194,810.10	$216,325.50
Services/ Supplies	$62,204.93	$81,827.95	$105,189.22	$83,650.00	$115,050.00
Utilities	$135,051.84	$141,048.22	$113,497.92	$151,500.00	$151,728.00
Capital Expenses/ Projects	$781,572.17	$691,860.83	$22,627.68	$1,071,406.00	$1,880,445.00
Transfers Out	$101,931.18	$33,866.00	-	-	-
Total Expenditures	**$2,013,371.92**	**$1,770,376.23**	**$967,826.75**	**$2,255,728.25**	**$3,121,325.39**
Total Revenues Less Expenditures	**-$95,637.76**	**$106,792.87**	**$174,519.77**	**-$360,954.25**	**-$1,168,418.39**
Ending Fund Balance	**$408,836.24**	**$515,629.87**	**$690,149.77**	**$154,675.75**	**$57,661.61**

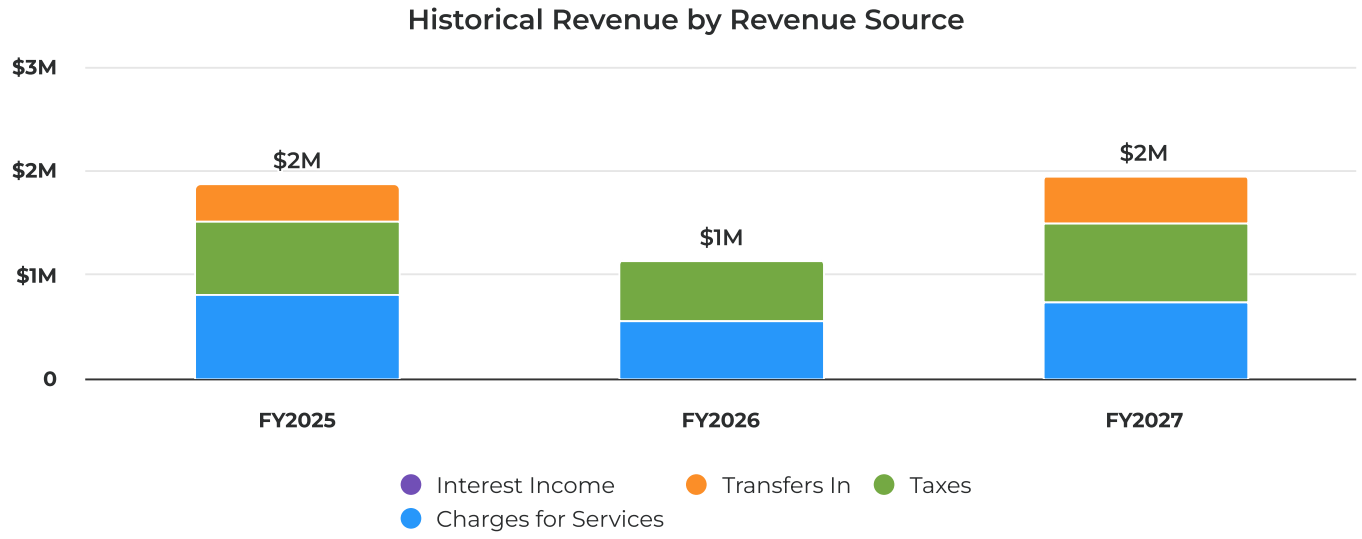
The 2026 Actual is the year-to-date amount as of June 1, 2026.

Transfer In from General Fund to subsidize the fund.

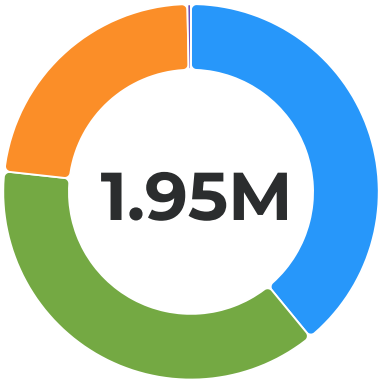
Gas Tax Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



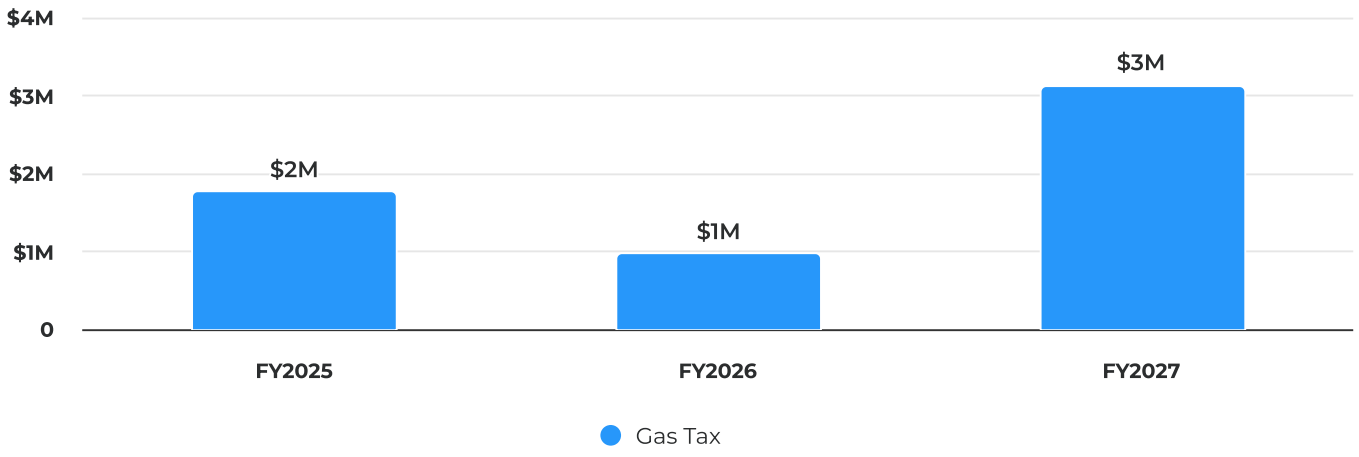
Taxes	**$762,551**	39.05%
Charges for Services	**$736,248**	37.70%
Transfers In	**$448,108**	22.95%
Interest Income	**$6,000**	0.31%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Taxes	$677,568.30	$702,527.19	$591,941.70	$750,352.00	$762,551.00	1.63%
Charges for Services	$634,229.17	$798,126.98	$542,703.85	$694,691.00	$736,248.00	5.98%
Interest Income	$8,311.87	$5,985.93	$7,700.97	$8,000.00	$6,000.00	-25.00%
Transfers In	$597,624.82	$370,529.00	-	$441,731.00	$448,108.00	1.44%
Total Revenues	**$1,917,734.16**	**$1,877,169.10**	**$1,142,346.52**	**$1,894,774.00**	**$1,952,907.00**	**3.07%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Gas Tax **$3,121,325** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Gas Tax	$2,013,371.92	$1,770,376.23	$967,826.75	$2,255,728.25	$3,121,325.39	38.37%
Total Expenditures	**$2,013,371.92**	**$1,770,376.23**	**$967,826.75**	**$2,255,728.25**	**$3,121,325.39**	**38.37%**

Sewer Enterprise Funds

The Sewer Funds support the operation, maintenance, and long-term sustainability of the City's wastewater system. These funds ensure the safe collection, treatment, and disposal of wastewater in compliance with state and federal environmental regulations. The Sewer Funds are divided into the following key components:

- **Operations and Maintenance (O&M): This portion of the fund covers the day-to-day costs of running the City's sewer system, including staffing, equipment, utilities, routine maintenance, inspections, and emergency repairs.**
- **Debt Service: This fund is used to repay outstanding debt issued for major sewer infrastructure improvements, such as treatment plant upgrades or system expansions. Payments include both principal and interest and are scheduled according to bond or loan agreements.**
- **Capital Outlay: This fund supports the planning, design, and construction of significant capital projects, such as replacing aging pipelines, upgrading pump stations, or expanding treatment capacity. Capital investments ensure the reliability, efficiency, and regulatory compliance of the wastewater system.**
- **Sewer Connection Fee Fund: This fund accounts for fees paid by new customers to connect to the City's water system. These fees help cover the cost of physical connections, meters, inspections, and other one-time services required to bring a property online.**
- **System Development Fees (Sewer Impact Fees): These fees are collected from new development to fund infrastructure improvements required to accommodate system growth. These restricted funds help ensure that growth pays its fair share of system expansion costs, rather than burdening existing ratepayers.**

Together, these funds enable the City to provide reliable wastewater services, protect public health and the environment, and plan for future capacity needs as the community grows.

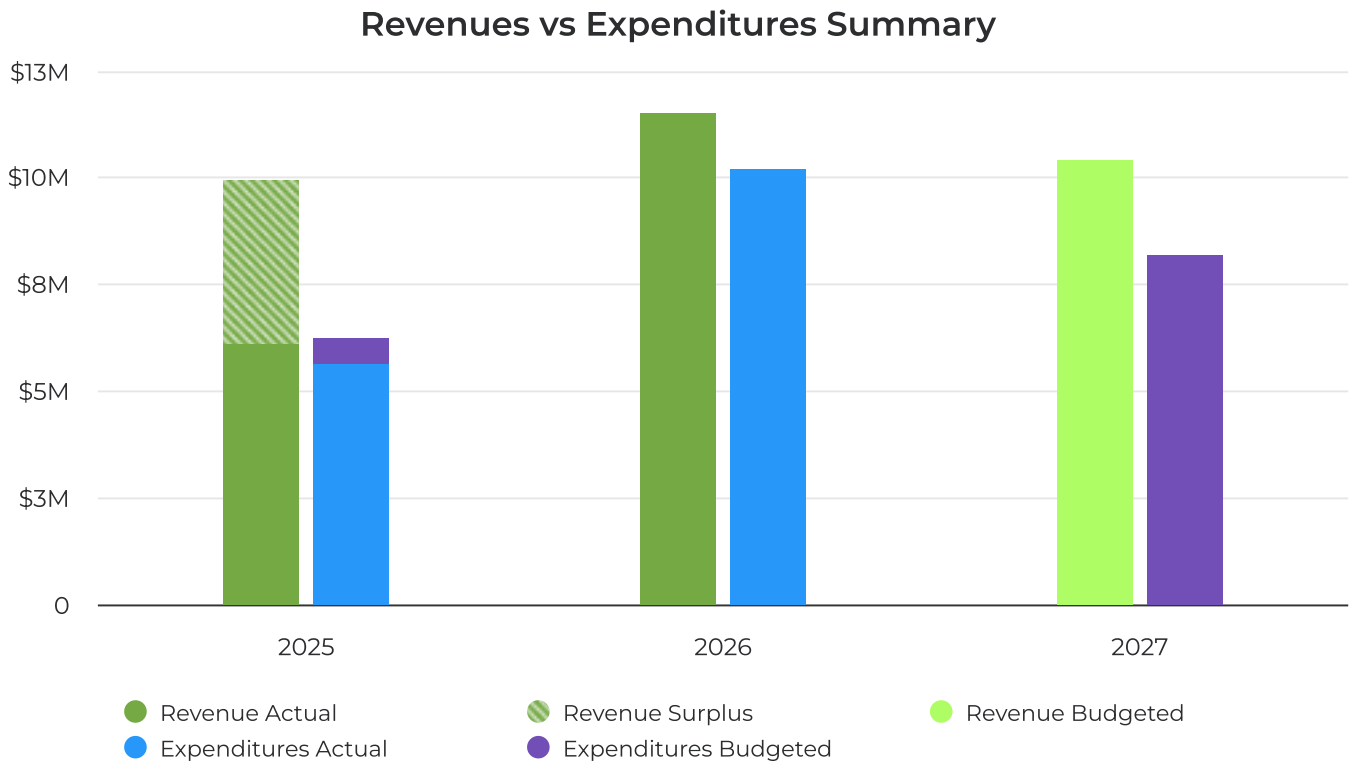
Sewer Enterprise Funds Comprehensive Fund Summary

Comprehensive Fund Summary

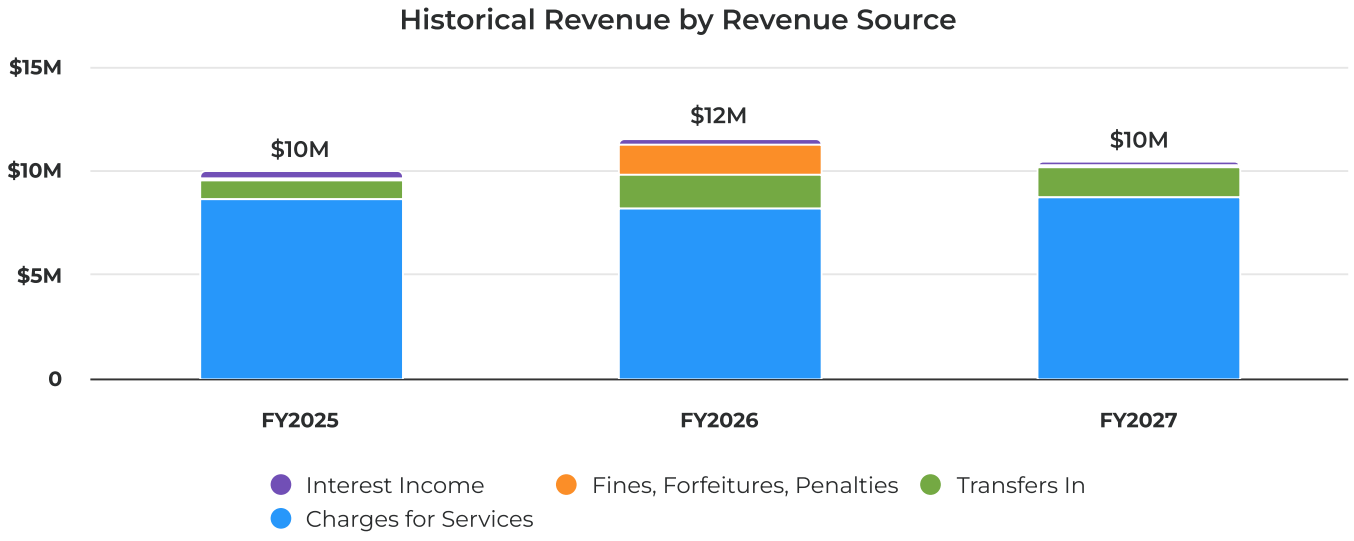
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$9,974,707.00**	**$11,238,764.70**	**$15,034,012.00**	**$15,034,012.00**	**$16,483,394.00**
Revenues					
Charges for Services	$6,476,304.03	$8,637,741.81	$8,176,618.29	$8,277,870.00	$8,722,188.50
Fines, Forfeitures, Penalties	$160,605.78	$120,846.10	$1,468,924.09	$100,000.00	$95,000.00
Interest Income	$52,877.96	$338,163.83	$261,164.22	$220,500.00	$187,500.00
Transfers In	$1,801,000.33	$854,090.23	$1,616,405.63	$1,424,277.00	$1,422,250.00
Total Revenues	**$8,490,788.10**	**$9,950,841.97**	**$11,523,112.23**	**$10,022,647.00**	**$10,426,938.50**
Expenditures					
Payroll Benefits	$383,283.84	$824,161.86	$698,828.26	$942,962.29	$1,125,574.73
Salary	$536,337.67	$1,113,176.52	$1,072,852.41	$1,347,816.44	$1,550,539.98
Professional Services	$606,440.03	$1,112,498.28	$851,266.52	$986,700.17	$1,002,528.00
Services/ Supplies	$939,672.63	$1,269,029.71	$250,910.39	$878,926.00	$1,031,247.00
Utilities	$289,687.10	$356,464.17	$227,240.61	$306,107.00	$312,571.00
Capital Expenses/ Projects	-$79,898.75	$28,939.07	$5,481,974.97	$3,817,785.00	$1,545,000.00
Transfers Out	$2,462,554.17	$921,985.88	$1,616,405.63	$1,724,846.50	$1,641,063.00
Total Expenditures	**$5,138,076.69**	**$5,626,255.49**	**$10,199,478.79**	**$10,005,143.40**	**$8,208,523.72**
Total Revenues Less Expenditures	**$3,352,711.41**	**$4,324,586.48**	**$1,323,633.44**	**$17,503.60**	**$2,218,414.78**
Ending Fund Balance	**$13,327,418.41**	**$15,563,351.18**	**$16,357,645.44**	**$15,051,515.60**	**$18,701,808.78**

The 2026 Actual is the year-to-date amount as of June 1, 2026.

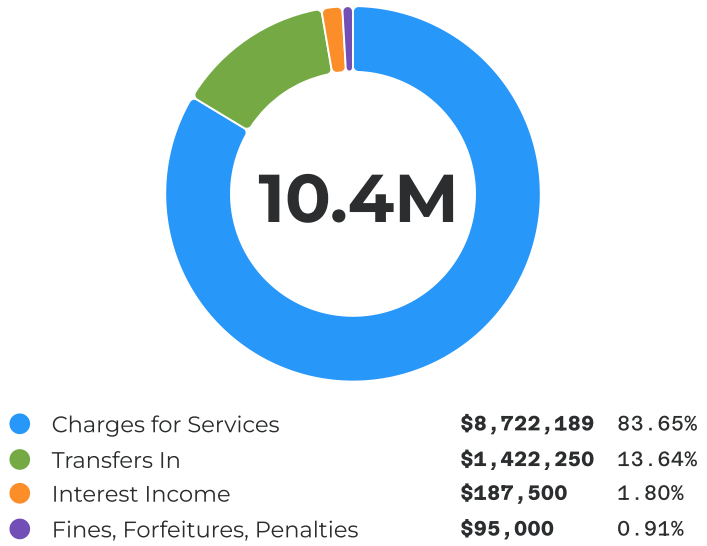
Sewer Enterprise Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source

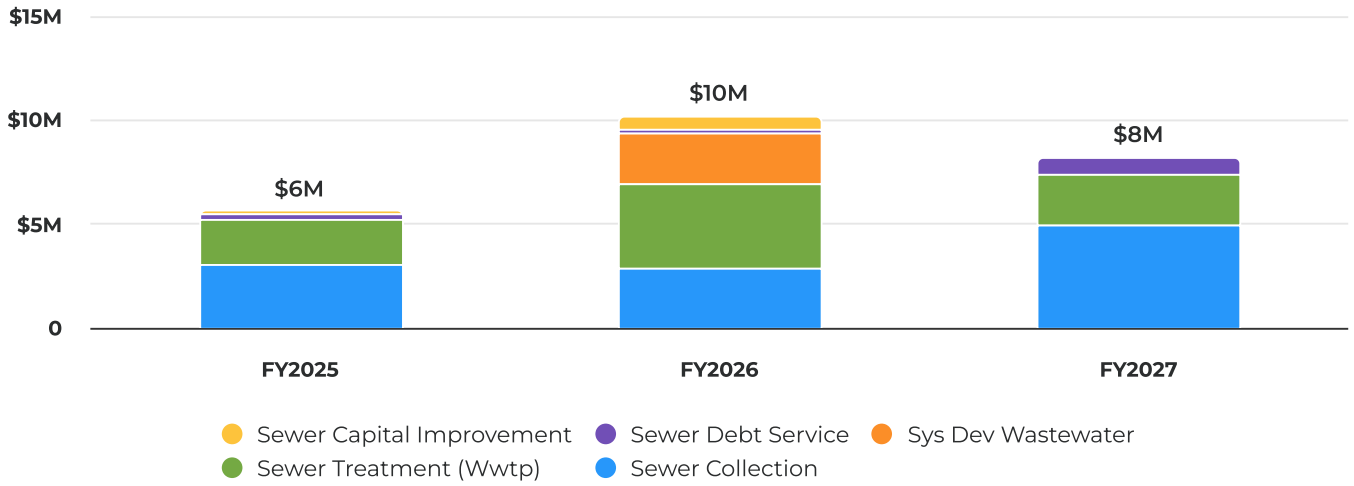


Revenues by Revenue Source

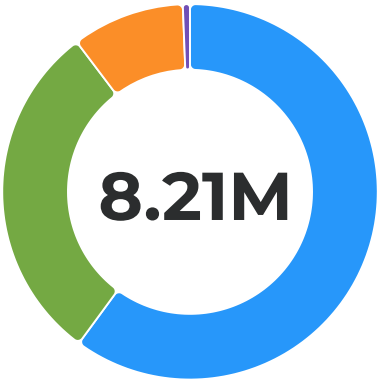
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Charges for Services	$6,476,304.03	$8,637,741.81	$8,176,618.29	$8,277,870.00	$8,722,188.50	5.37%
Fines, Forfeitures, Penalties	$160,605.78	$120,846.10	$1,468,924.09	$100,000.00	$95,000.00	-5.00%
Interest Income	$52,877.96	$338,163.83	$261,164.22	$220,500.00	$187,500.00	-14.97%
Transfers In	$1,801,000.33	$854,090.23	$1,616,405.63	$1,424,277.00	$1,422,250.00	-0.14%
Total Revenues	**$8,490,788.10**	**$9,950,841.97**	**$11,523,112.23**	**$10,022,647.00**	**$10,426,938.50**	**4.03%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Sewer Collection	**$4,931,578**	60.08%
Sewer Treatment (Wwtp)	**$2,431,283**	29.62%
Sewer Debt Service	**$795,663**	9.69%
Sewer Capital Improvement	**$50,000**	0.61%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Sewer Debt Service	$237,961.46	$253,568.44	$165,670.01	$641,017.00	$795,663.00	24.13%
Sewer Capital Improvement	$6,192.70	$168,473.16	$696,849.00	$925,000.00	$50,000.00	-94.59%
Sys Dev Wastewater	-	-	$2,468,640.64	-	-	-
Sewer Collection	$3,496,271.10	$3,057,743.56	$2,841,073.38	$5,661,572.18	$4,931,577.77	-12.89%
Sewer Treatment (Wwtp)	$1,397,651.43	$2,146,470.33	$4,027,245.76	$2,777,554.23	$2,431,282.95	-12.47%
Total Expenditures	**$5,138,076.69**	**$5,626,255.49**	**$10,199,478.79**	**$10,005,143.40**	**$8,208,523.72**	**-17.96%**

Sewer Operating Fund 106

The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Sewer Operating Fund Comprehensive Fund Summary

Comprehensive Fund Summary

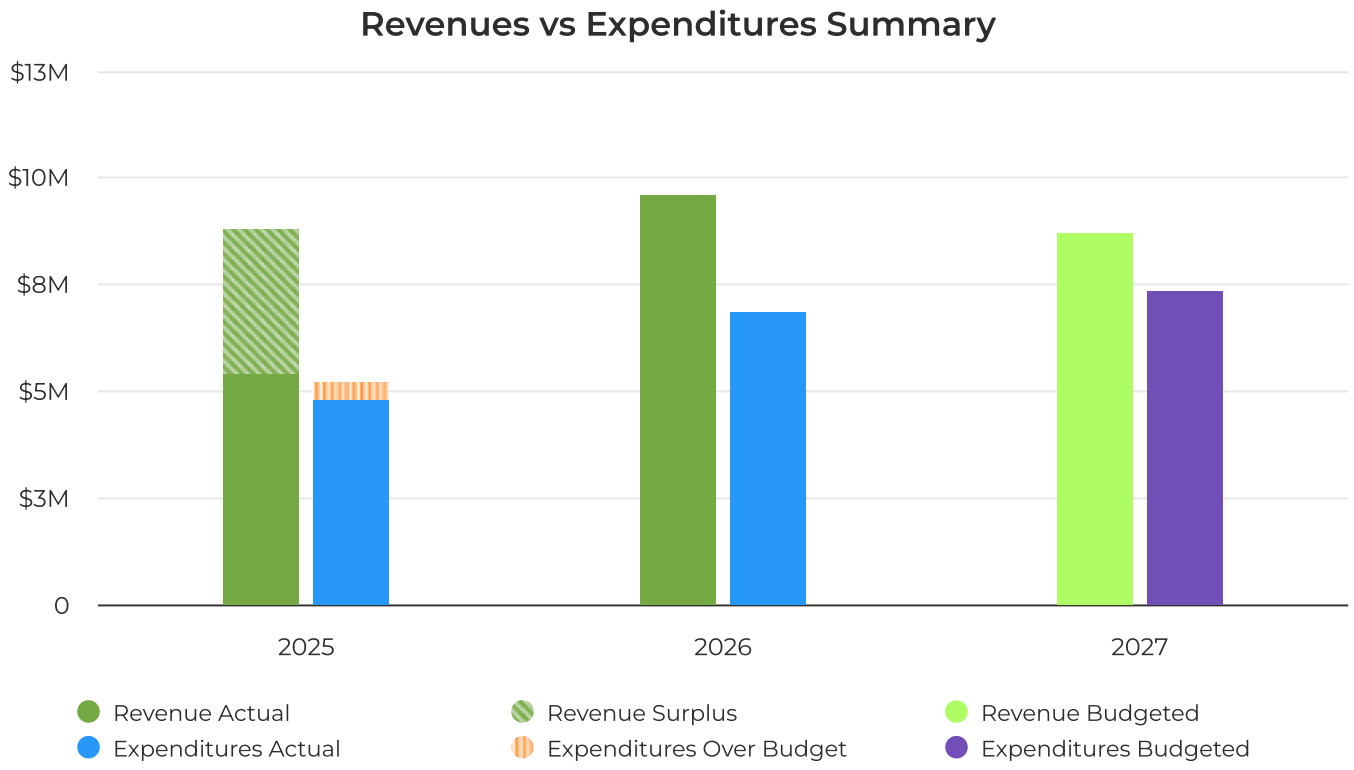
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$8,883,444.00**	**$9,654,422.00**	**$11,536,220.00**	**$11,536,220.00**	**$5,199,115.00**
Revenues					
Charges for Services	$6,151,285.59	$8,345,232.63	$7,972,013.58	$8,127,870.00	$8,522,188.50
Fines, Forfeitures, Penalties	$60,185.78	$70,886.10	$1,404,774.09	$60,000.00	$50,000.00
Interest Income	$21,237.80	$274,551.80	$198,963.69	$200,000.00	$160,000.00
Transfers In	$538,212.05	$104,561.00	-	-	-
Total Revenues	**$6,770,921.22**	**$8,795,231.53**	**$9,575,751.36**	**$8,387,870.00**	**$8,732,188.50**
Expenditures					
Payroll Benefits	$383,283.84	$824,161.86	$698,828.26	$942,962.29	$1,125,574.73
Salary	$536,337.67	$1,113,176.52	$1,072,852.41	$1,347,816.44	$1,550,539.98
Professional Services	$606,440.03	$944,025.12	$791,266.52	$986,700.17	$1,002,528.00
Services/ Supplies	$701,711.17	$1,015,461.27	$85,240.38	$237,909.00	$235,584.00
Utilities	$289,687.10	$356,464.17	$227,240.61	$306,107.00	$312,571.00
Capital Expenses/ Projects	-$86,091.45	$28,939.07	$3,013,334.33	$2,892,785.00	$1,495,000.00
Transfers Out	$2,462,554.17	$921,985.88	$979,556.63	$1,724,846.50	$1,641,063.00
Total Expenditures	**$4,893,922.53**	**$5,204,213.89**	**$6,868,319.14**	**$8,439,126.40**	**$7,362,860.72**
Total Revenues Less Expenditures	**$1,876,998.69**	**$3,591,017.64**	**$2,707,432.22**	**-$51,256.40**	**$1,369,327.78**
Ending Fund Balance	**$10,760,442.69**	**$13,245,439.64**	**$14,243,652.22**	**$11,484,963.60**	**$6,568,442.78**

The 2026 Actual is the year-to-date amount as of June 1, 2026.

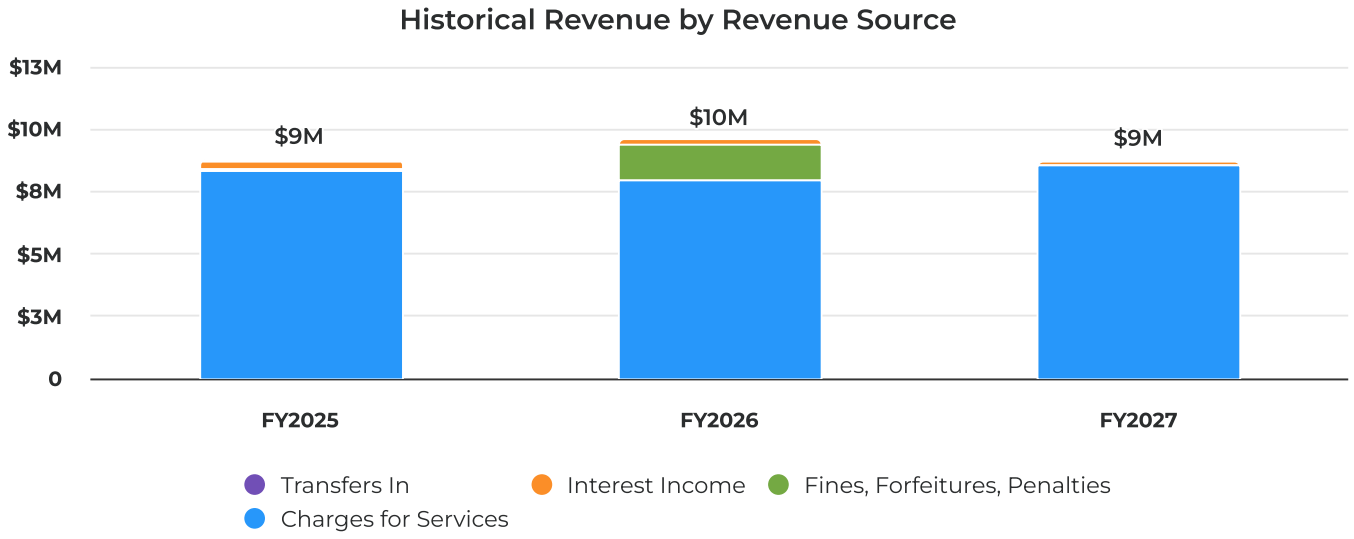
Fund Transfers out:

General Fund -101 for Management Fee	**$ 218,813**
Sewer Debt Service Fund - 107	**$ 622,250**
Sewer Capital Fund - 108	**$ 800,000**
Total Transfer Out	**$1,641,063**

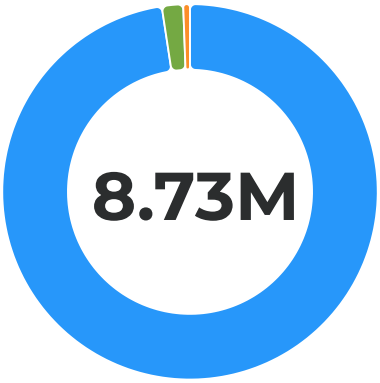
Sewer Operating Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



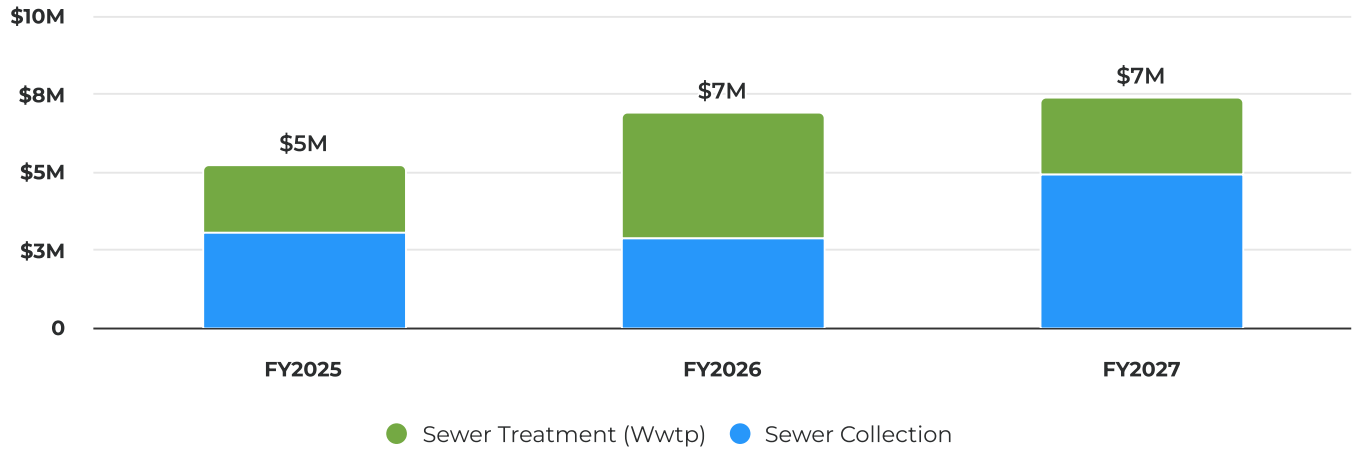
Charges for Services	**$8,522,189**	97.60%
Interest Income	**$160,000**	1.83%
Fines, Forfeitures, Penalties	**$50,000**	0.57%

Revenues by Revenue Source

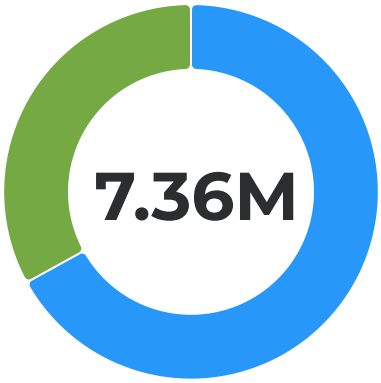
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Charges for Services	$6,151,285.59	$8,345,232.63	$7,972,013.58	$8,127,870.00	$8,522,188.50	4.85%
Fines, Forfeitures, Penalties	$60,185.78	$70,886.10	$1,404,774.09	$60,000.00	$50,000.00	-16.67%
Interest Income	$21,237.80	$274,551.80	$198,963.69	$200,000.00	$160,000.00	-20.00%
Transfers In	$538,212.05	$104,561.00	-	-	-	-
Total Revenues	**$6,770,921.22**	**$8,795,231.53**	**$9,575,751.36**	**$8,387,870.00**	**$8,732,188.50**	**4.10%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Sewer Collection	**$4,931,578**	66.98%
Sewer Treatment (Wwtp)	**$2,431,283**	33.02%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Sewer Collection	$3,496,271.10	$3,057,743.56	$2,841,073.38	$5,661,572.18	$4,931,577.77	-12.89%
Sewer Treatment (Wwtp)	$1,397,651.43	$2,146,470.33	$4,027,245.76	$2,777,554.23	$2,431,282.95	-12.47%
Total Expenditures	**$4,893,922.53**	**$5,204,213.89**	**$6,868,319.14**	**$8,439,126.40**	**$7,362,860.72**	**-12.75%**

Water Enterprise Funds

The City's Water Funds are used to manage and support the delivery of safe, reliable drinking water to residents and businesses. These funds are divided into specific categories to ensure accountability and long-term sustainability of the water system:

- **Water Operations Fund: This fund supports the daily operation and maintenance of the City's water supply and distribution systems. Expenses include staffing, utilities, water treatment, system repairs, testing, regulatory compliance, and customer service functions.**
- **Water Capital Improvement Fund: This fund is used to finance major infrastructure upgrades, replacements, and system expansions. Projects may include well development, water main replacements, storage facilities, and upgrades to ensure water quality and reliability. These projects are typically identified in the City's capital improvement plan.**
- **Water Connection Fee Fund: This fund accounts for fees paid by new customers to connect to the City's water system. These fees help cover the cost of physical connections, meters, inspections, and other one-time services required to bring a property online.**
- **Water System Development Fee Fund: This fund receives development impact fees collected from new construction to offset the costs of expanding the City's water system. These fees are restricted in use and must be spent on infrastructure improvements that increase system capacity and ensure adequate service for future growth.**

Together, these funds ensure the City's water system remains safe, efficient, and capable of supporting both current demands and future development.

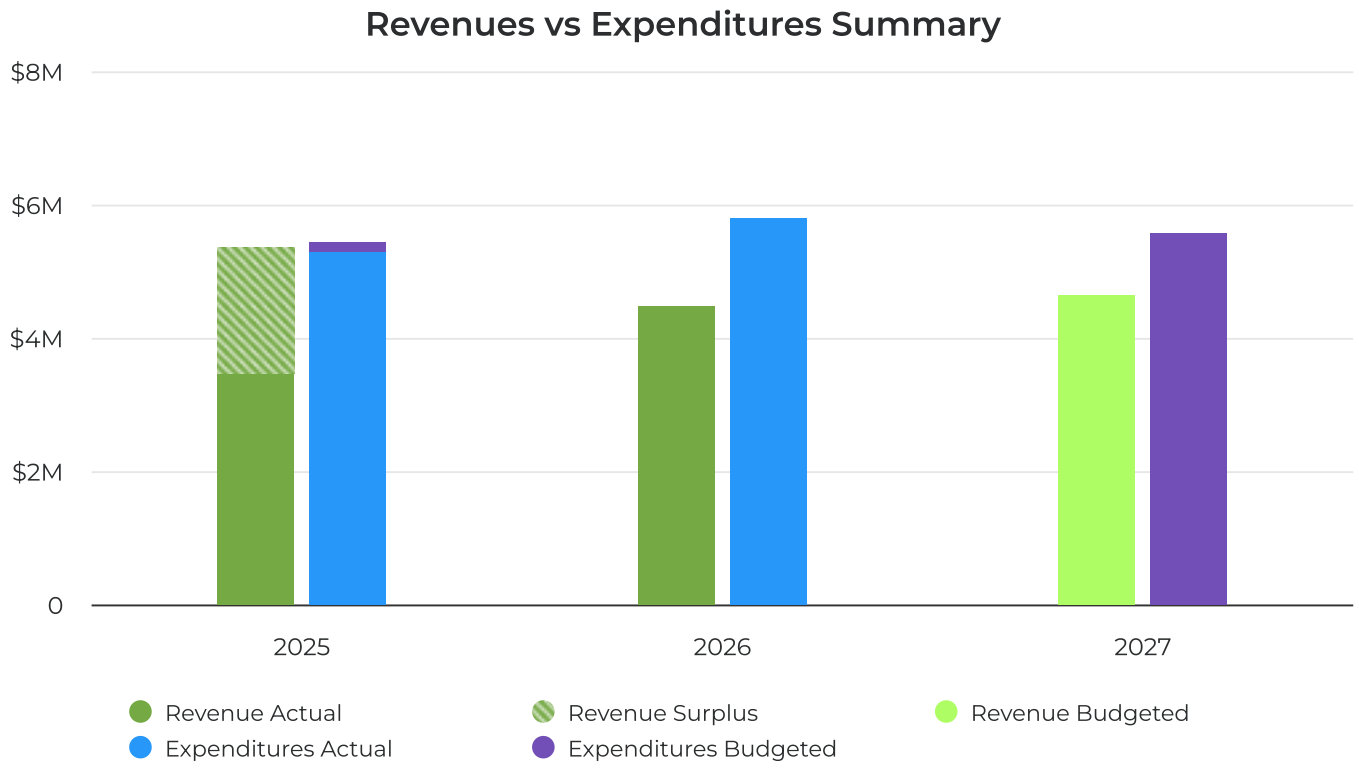
Water Enterprise Funds Comprehensive Fund Summary

Comprehensive Fund Summary

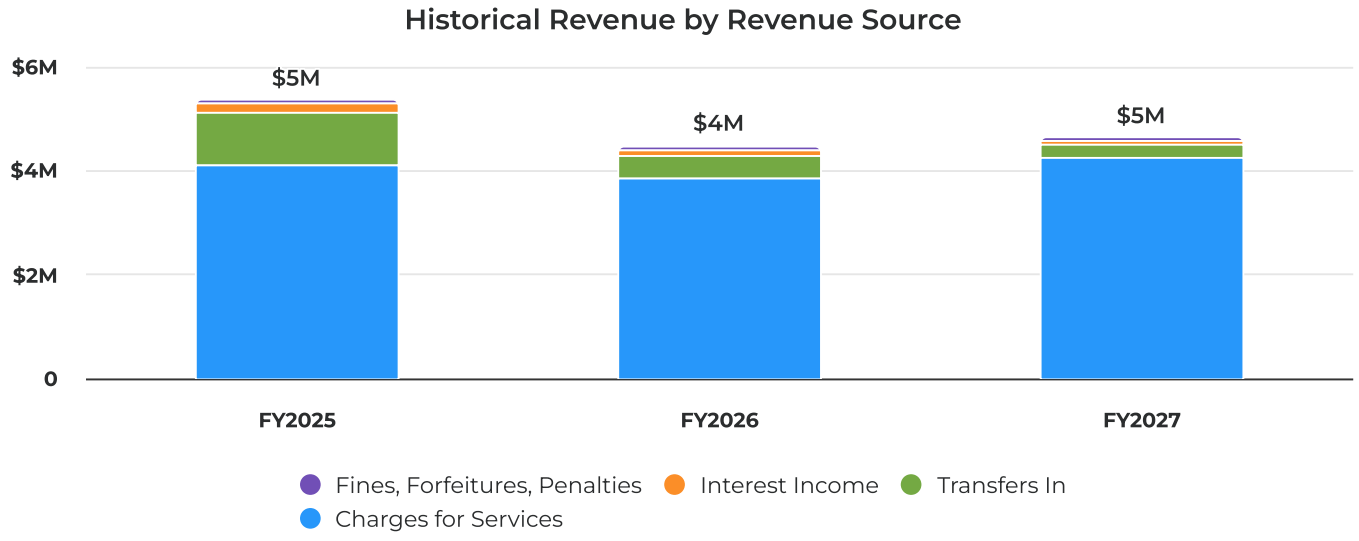
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$6,072,360.00**	**$7,080,596.00**	**$6,320,845.00**	**$6,320,845.00**	**$2,471,930.00**
Revenues					
Charges for Services	$4,265,742.95	$4,090,181.51	$3,860,427.43	$3,940,500.00	$4,249,500.00
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00
Interest Income	$72,689.91	$192,162.52	$130,018.89	$59,500.00	$70,500.00
Transfers In	$520,236.06	$1,008,102.47	$416,666.65	$430,600.00	$250,000.00
Total Revenues	**$4,920,884.79**	**$5,353,513.13**	**$4,475,235.48**	**$4,510,600.00**	**$4,638,000.00**
Expenditures					
Payroll Benefits	$355,745.82	$826,825.00	$685,321.84	$928,049.95	$1,012,619.98
Salary	$545,043.96	$1,156,049.01	$1,132,996.71	$1,377,220.12	$1,389,822.41
Professional Services	$437,309.28	$714,439.58	$574,639.23	$719,123.21	$740,875.00
Services/ Supplies	$738,107.62	$753,861.62	$137,352.03	$629,463.50	$620,355.00
Utilities	$414,090.46	$524,364.19	$375,813.49	$477,326.00	$478,711.00
Capital Expenses/ Projects	$144,463.76	$45,467.76	$2,478,985.63	$1,518,853.00	$861,700.00
Transfers Out	$1,509,669.05	$1,285,120.11	$416,666.65	$544,652.50	$468,813.00
Total Expenditures	**$4,144,429.95**	**$5,306,127.27**	**$5,801,775.58**	**$6,194,688.28**	**$5,572,896.40**
Total Revenues Less Expenditures	**$776,454.84**	**$47,385.86**	**-$1,326,540.10**	**-$1,684,088.28**	**-$934,896.40**
Ending Fund Balance	**$6,848,814.84**	**$7,127,981.86**	**$4,994,304.90**	**$4,636,756.72**	**$1,537,033.60**

The 2026 Actual is the year-to-date amount as of June 1, 2026.

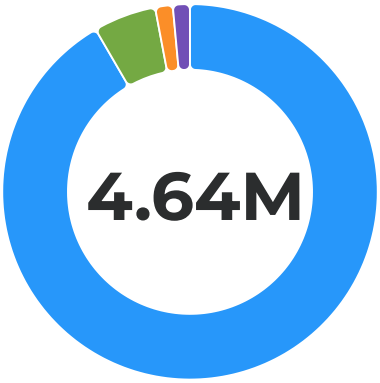
Water Enterprise Funds Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



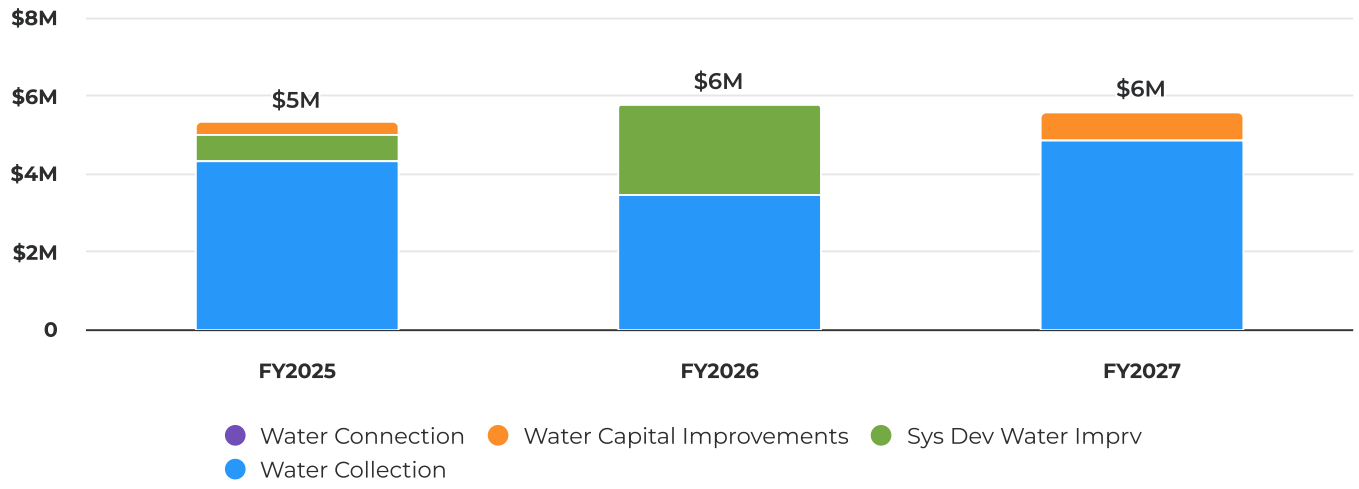
Charges for Services	**$4,249,500**	91.62%
Transfers In	**$250,000**	5.39%
Interest Income	**$70,500**	1.52%
Fines, Forfeitures, Penalties	**$68,000**	1.47%

Revenues by Revenue Source

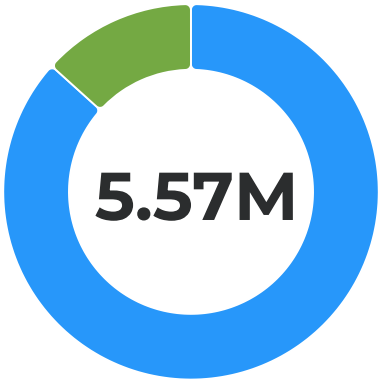
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Charges for Services	$4,265,742.95	$4,090,181.51	$3,860,427.43	$3,940,500.00	$4,249,500.00	7.84%
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00	-15.00%
Interest Income	$72,689.91	$192,162.52	$130,018.89	$59,500.00	$70,500.00	18.49%
Transfers In	$520,236.06	$1,008,102.47	$416,666.65	$430,600.00	$250,000.00	-41.94%
Total Revenues	**$4,920,884.79**	**$5,353,513.13**	**$4,475,235.48**	**$4,510,600.00**	**$4,638,000.00**	**2.82%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Water Collection	**$4,831,196**	86.69%
Water Capital Improvements	**$741,700**	13.31%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Water Connection	$648.38	$3,978.38	-	$300,000.00	-	-100.00%
Water Capital Improvements	$67,565.95	$303,685.78	$57,629.41	$1,170,000.00	$741,700.00	-36.61%
Sys Dev Water Imprv	$235,347.21	$691,864.26	$2,317,334.14	$118,853.00	-	-100.00%
Water Collection	$3,840,868.41	$4,306,598.85	$3,426,812.03	$4,605,835.28	$4,831,196.40	4.89%
Total Expenditures	**$4,144,429.95**	**$5,306,127.27**	**$5,801,775.58**	**$6,194,688.28**	**$5,572,896.40**	**-10.04%**

Water Operating Fund 114

The General Fund serves as the City's primary operating fund. It is used to account for all financial resources that are not specifically required to be recorded in a separate fund.

Water Operating Fund Comprehensive Fund Summary

Comprehensive Fund Summary

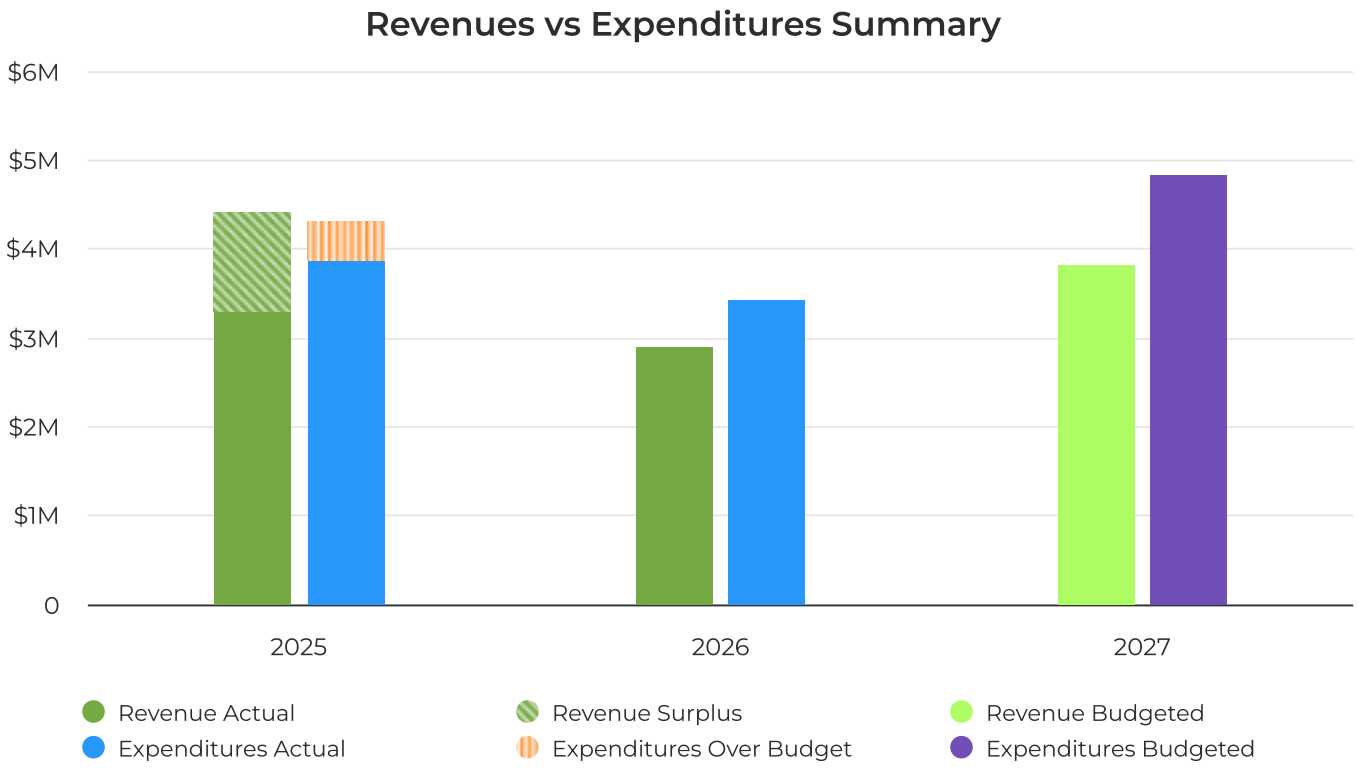
Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$1,122,194.00**	**$1,124,329.00**	**$377,082.00**	**$377,082.00**	**-$333,871.00**
Revenues					
Charges for Services	$3,217,388.35	$3,406,499.36	$2,805,668.55	$3,490,500.00	$3,749,500.00
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00
Interest Income	$29,351.50	$38,115.40	$17,678.43	$29,000.00	$15,000.00
Transfers In	$302,913.16	$914,239.14	-	$75,000.00	-
Total Revenues	**$3,611,868.88**	**$4,421,920.53**	**$2,891,469.49**	**$3,674,500.00**	**$3,832,500.00**
Expenditures					
Payroll Benefits	$355,745.82	$826,825.00	$685,321.84	$928,049.95	$1,012,619.98
Salary	$545,043.96	$1,156,049.01	$1,132,996.71	$1,377,220.12	$1,389,822.41
Professional Services	$437,309.28	$714,439.58	$574,639.23	$719,123.21	$740,875.00
Services/ Supplies	$738,107.62	$753,861.62	$137,352.03	$629,463.50	$620,355.00
Utilities	$414,090.46	$524,364.19	$375,813.49	$477,326.00	$478,711.00
Capital Expenses/ Projects	$144,463.76	-$39,173.14	$104,022.08	$230,000.00	$120,000.00
Transfers Out	$1,206,755.89	$370,880.97	$416,666.65	$244,652.50	$468,813.00
Total Expenditures	**$3,841,516.79**	**$4,307,247.23**	**$3,426,812.03**	**$4,605,835.28**	**$4,831,196.40**
Total Revenues Less Expenditures	**-$229,647.91**	**$114,673.30**	**-$535,342.54**	**-$931,335.28**	**-$998,696.40**
Ending Fund Balance	**$892,546.09**	**$1,239,002.30**	**-$158,260.54**	**-$554,253.28**	**-$1,332,567.40**

The 2026 Actual is the year-to-date amount as of June 1, 2026.

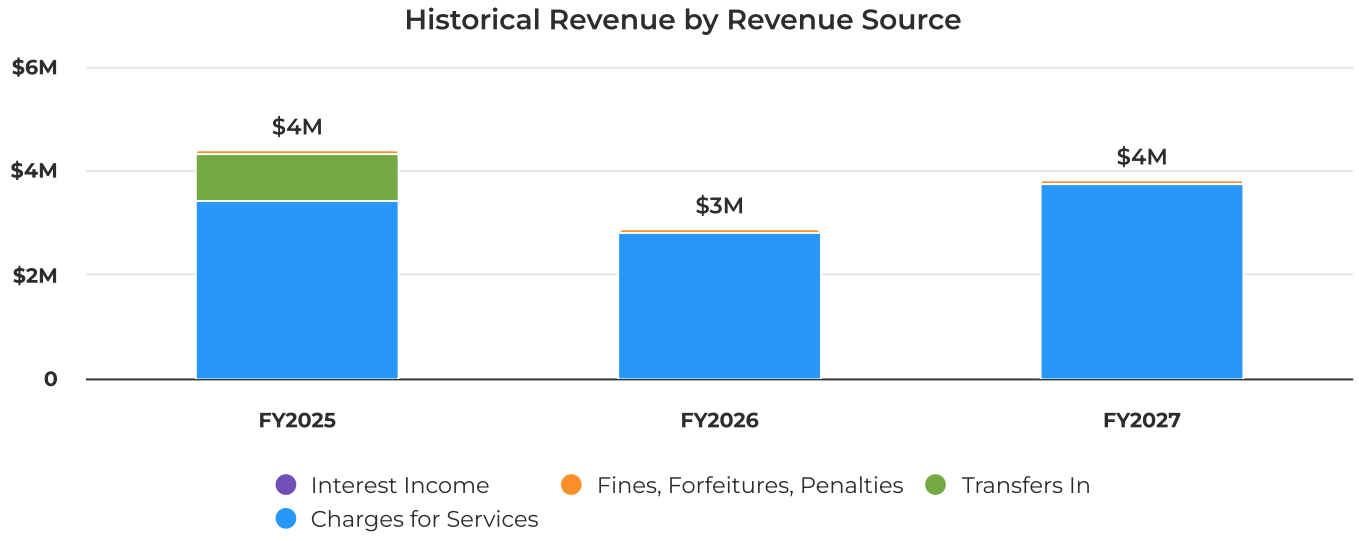
Fund Transfers out:

General Fund -101 for Management Fee	**$ 218,813**
Water Capital Fund - 116	**$ 250,000**
Total Transfer Out	**$ 468,813**

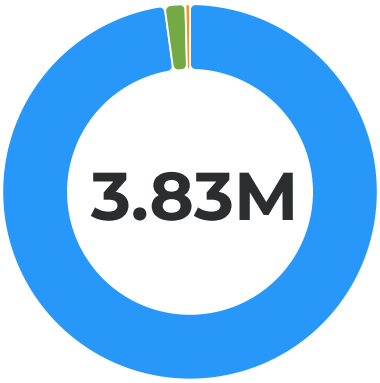
Water Operating Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



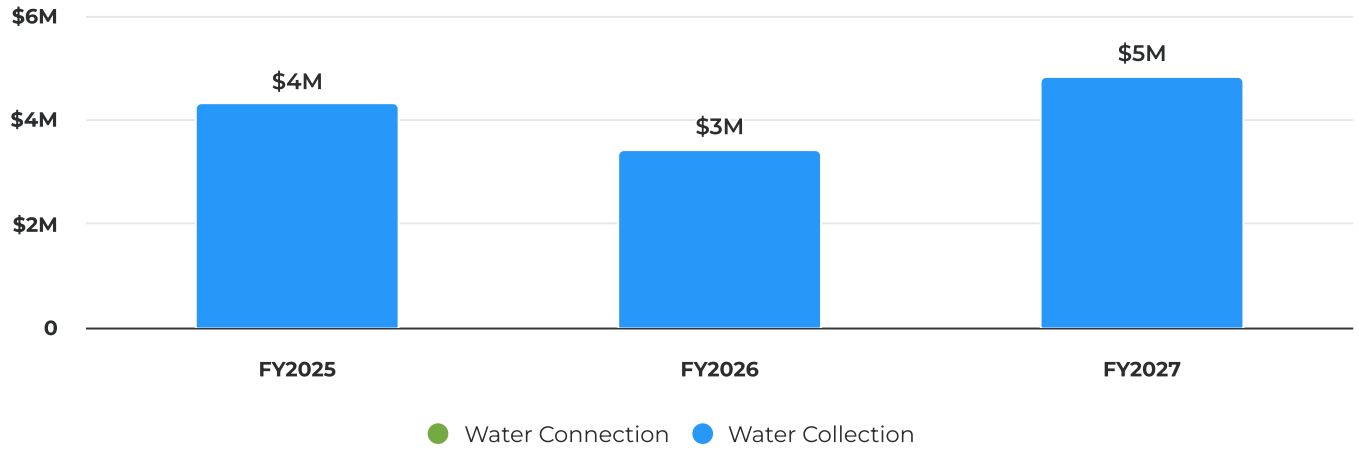
Charges for Services	**$3,749,500**	97.83%
Fines, Forfeitures, Penalties	**$68,000**	1.77%
Interest Income	**$15,000**	0.39%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Charges for Services	$3,217,388.35	$3,406,499.36	$2,805,668.55	$3,490,500.00	$3,749,500.00	7.42%
Fines, Forfeitures, Penalties	$62,215.87	$63,066.63	$68,122.51	$80,000.00	$68,000.00	-15.00%
Interest Income	$29,351.50	$38,115.40	$17,678.43	$29,000.00	$15,000.00	-48.28%
Transfers In	$302,913.16	$914,239.14	-	$75,000.00	-	-100.00%
Total Revenues	**$3,611,868.88**	**$4,421,920.53**	**$2,891,469.49**	**$3,674,500.00**	**$3,832,500.00**	**4.30%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Water Collection **$4,831,196** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Water Connection	$648.38	$648.38	-	-	-	-
Water Collection	$3,840,868.41	$4,306,598.85	$3,426,812.03	$4,605,835.28	$4,831,196.40	4.89%
Total Expenditures	**$3,841,516.79**	**$4,307,247.23**	**$3,426,812.03**	**$4,605,835.28**	**$4,831,196.40**	**4.89%**

Public Benefit Fund 230

In Riverbank, commercial cannabis businesses—including cultivation, manufacturing, distribution, and retail—are permitted under specific conditions. Prospective operators must obtain a Conditional Use Permit and enter into a Development Agreement with the City. These agreements outline operational standards, community benefit provisions, and financial obligations. The Fund is to account for revenues received from Cannabis Development Agreements.

Public Benefit Fund Comprehensive Fund Summary

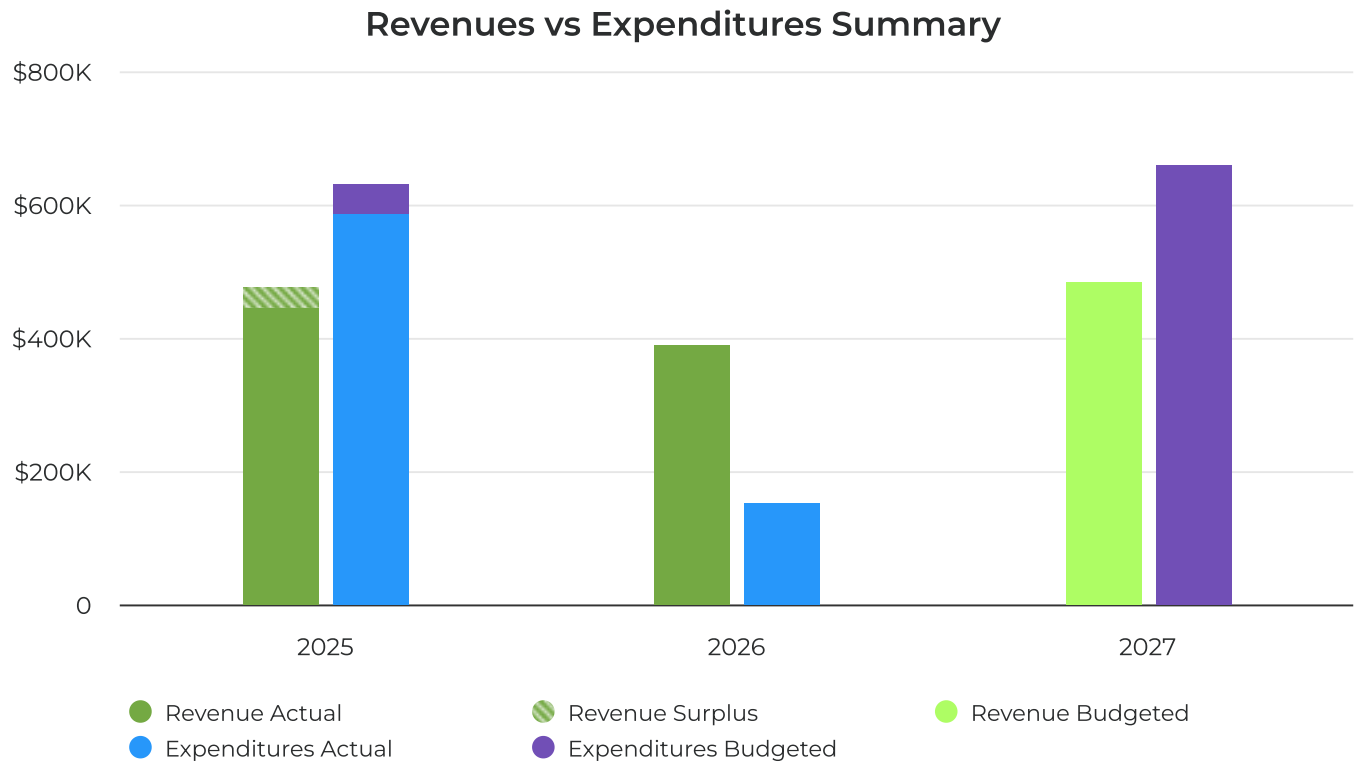
Comprehensive Fund Summary

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted
Beginning Fund Balance	**$1,326,554.00**	**$1,121,052.00**	**$1,009,806.00**	**$1,009,806.00**	**$744,820.00**
Revenues					
Charges for Services	$405,335.34	$445,179.54	$364,332.90	$446,000.00	$469,000.00
Interest Income	-	$30,423.23	$23,441.71	-	$15,000.00
Total Revenues	**$405,335.34**	**$475,602.77**	**$387,774.61**	**$446,000.00**	**$484,000.00**
Expenditures					
Professional Services	$190,836.78	$162,489.84	$151,469.63	$206,000.00	$210,000.00
Transfers Out	$420,000.00	$424,360.00	-	$438,250.00	$450,000.00
Total Expenditures	**$610,836.78**	**$586,849.84**	**$151,469.63**	**$644,250.00**	**$660,000.00**
Total Revenues Less Expenditures	**-$205,501.44**	**-$111,247.07**	**$236,304.98**	**-$198,250.00**	**-$176,000.00**
Ending Fund Balance	**$1,121,052.56**	**$1,009,804.93**	**$1,246,110.98**	**$811,556.00**	**$568,820.00**

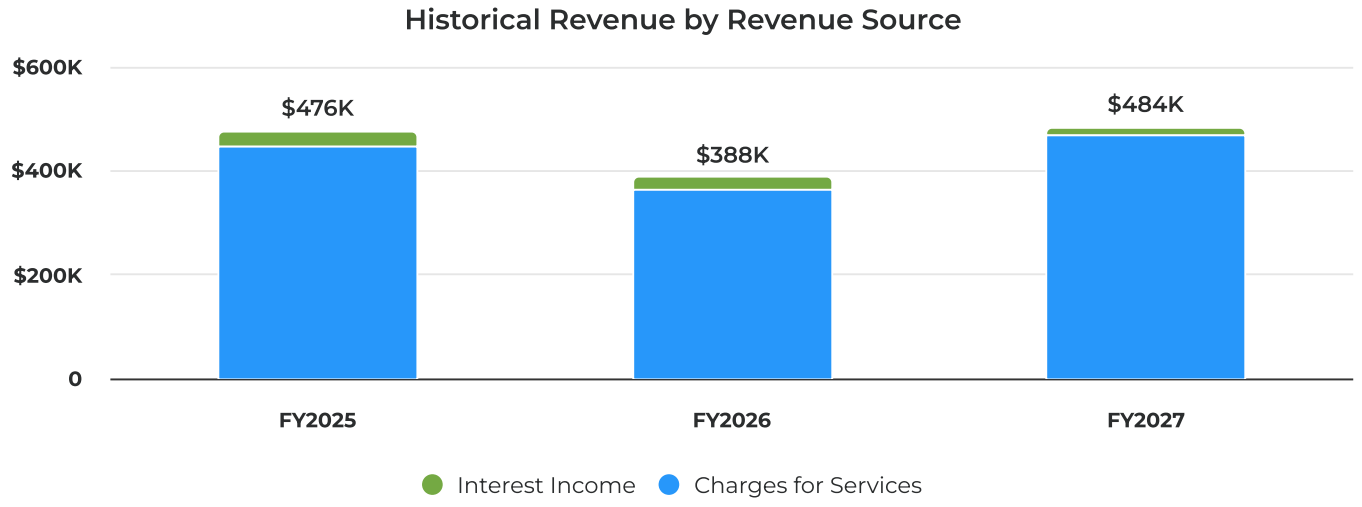
Fund Transfers out:

General Fund -101 for Public Safety	**$300,000**
Neighborhood Improvement - 117 for Code Enforcement	**$150,000**

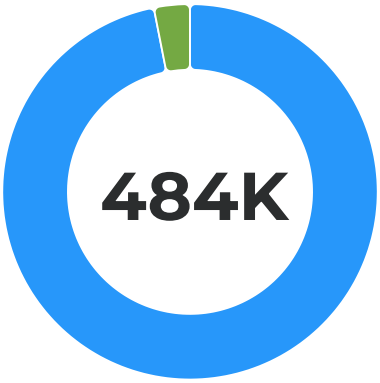
Public Benefit Fund Summary



Revenues by Revenue Source



FY27 Revenues by Revenue Source



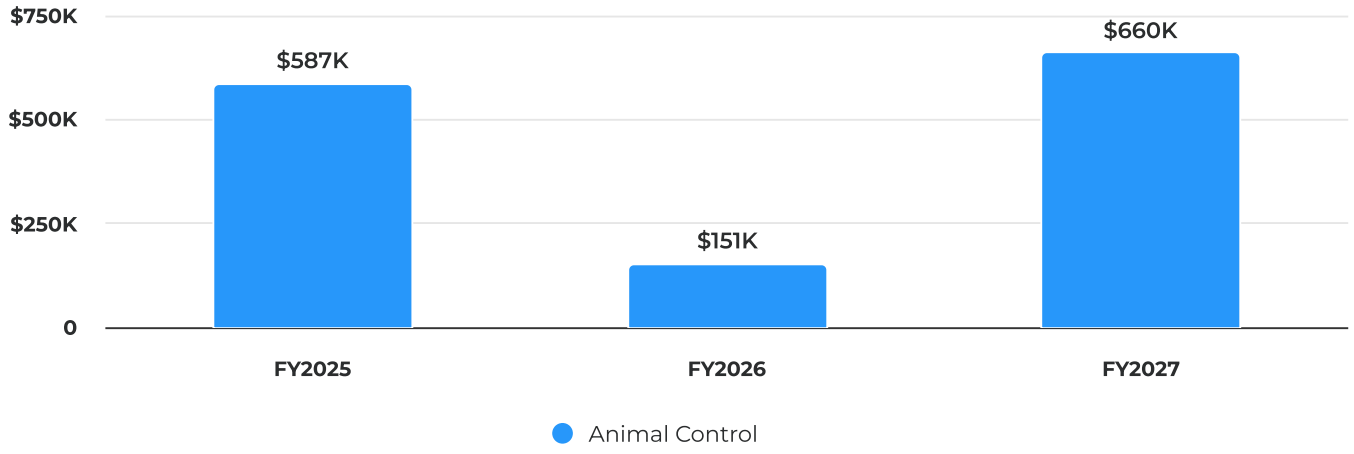
Charges for Services	**$469,000**	96.90%
Interest Income	**$15,000**	3.10%

Revenues by Revenue Source

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Charges for Services	$405,335.34	$445,179.54	$364,332.90	$446,000.00	$469,000.00	5.16%
Interest Income	-	$30,423.23	$23,441.71	-	$15,000.00	-
Total Revenues	**$405,335.34**	**$475,602.77**	**$387,774.61**	**$446,000.00**	**$484,000.00**	**8.52%**

Expenditures by Department

Historical Expenditures by Department



FY27 Expenditures by Department



Animal Control **$660,000** 100.00%

Expenditures by Department

Category	FY 2024 Actual	FY 2025 Actual	FY 2026 Actual	FY 2026 Mid Year Final Proposed	FY 2027 Budgeted	FY 2026 Mid Year Final Proposed vs. FY 2027 Budgeted (% Change)
Animal Control	$610,836.78	$586,849.84	$151,469.63	$644,250.00	$660,000.00	2.44%
Total Expenditures	**$610,836.78**	**$586,849.84**	**$151,469.63**	**$644,250.00**	**$660,000.00**	**2.44%**

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.2.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** to Appoint Kelly Velasco to the Parks and Recreation Advisory Committee
From:	Marisela H. Garcia, City Manager
Submitted by:	Michael Patton, Director of Parks & Recreation

RECOMMENDATION

It is recommended that the City of Riverbank appoint Kelly Velasco to the Parks and Recreation Advisory Committee.

SUMMARY

On April 28, 2026, the City Council directed staff to begin recruitment efforts to fill a vacancy on the Parks and Recreation Advisory Committee. Following public recruitment, application review, and interviews conducted by Parks and Recreation staff, Kelly Velasco received the highest overall score and is being recommended for appointment to a three-year term ending April 30, 2029.

STRATEGIC PLAN

The item directly addresses the city-adopted Parks and Recreation Master Plan to “Engage volunteers in the delivery of programs and services to build advocacy and support for the park and recreation systems.” Appointing community members to the Parks and Recreation Advisory Committee will provide an opportunity for residents to be involved with the municipality and contribute to the formation of parks and recreation in Riverbank.

BACKGROUND

On April 28, 2026, the City Council approved a resolution directing staff to begin recruitment efforts to fill a vacancy on the Parks and Recreation Advisory Committee. Recruitment for the open position was publicized by the Parks and Recreation Department beginning April 29, 2026, inviting interested community members to apply.

On May 13, 2026, the Parks and Recreation Department conducted an initial review of applications received. A total of six applications were submitted for consideration. Following the review, the Director of Parks and Recreation scheduled interviews with five of the six applicants, as one applicant resided outside the city. Interviews were conducted by the Director of Parks and Recreation and the Parks and Recreation Administrative Clerk. Of the five applicants invited to interview, four participated.

Following the interviews, the Director of Parks and Recreation and the Parks and Recreation Administrative Clerk independently evaluated and scored candidates based on their interview responses. Based on the evaluation process, Kelly Velasco received the highest overall score.

Based on the results of the recruitment and interview process, the Director of Parks and Recreation recommends that the City Council appoint Kelly Velasco to the Parks and Recreation Advisory Committee for a three-year term beginning June 9, 2026, and ending April 30, 2029.

FINANCIAL IMPACT

There is no financial impact on this item.

ATTACHMENTS

1. Resolution
2. PRAC Application- Eric Grubeck
3. PRAC Application- Kelly Velasco
4. PRAC Application- Kimberlly Lainez
5. PRAC Application- Martha Gonzalez
6. PRAC Application- Melissa Medina
7. PRAC Application- Michael Meade

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPOINTING KELLY VELASCO TO THE PARKS AND RECREATION ADVISORY COMMITTEE

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, the City Council of the City of Riverbank previously established the Parks and Recreation Advisory Committee to provide input and recommendations related to parks, recreation programs, facilities, and services; and

WHEREAS, a vacancy existed on the Parks and Recreation Advisory Committee requiring appointment by the City Council; and

WHEREAS, on April 28, 2026, the City Council approved a resolution directing staff to initiate recruitment efforts to fill the vacancy; and

WHEREAS, the Parks and Recreation Department publicized the recruitment beginning April 29, 2026, and accepted applications from interested community members; and

WHEREAS, Parks and Recreation staff reviewed submitted applications, conducted interviews with eligible candidates, and evaluated applicants based on the established recruitment and interview process; and

WHEREAS, following completion of the recruitment process, staff recommends the appointment of Kelly Velasco to fill the vacant position on the Parks and Recreation Advisory Committee.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Riverbank as follows:

1. The City Council hereby appoints Kelly Velasco to the Parks and Recreation Advisory Committee.
2. The term of appointment shall begin June 9, 2026, and expire on April 30, 2029.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez,CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

City of Riverbank Parks and Recreation Advisory Committee (PRAC) Application Form

The Parks and Recreation Advisory Committee (PRAC) plays a vital role in advising the City of Riverbank on matters related to the development, maintenance, and enhancement of park and recreational facilities, programs, events, and activities within the community. PRAC members contribute their time, expertise, and passion for parks and recreation to help shape policies, programs, and initiatives that promote outdoor recreation, community engagement, and quality of life for residents. Serving on the PRAC requires a commitment to attending regular meetings, actively participating in discussions, and collaborating with fellow committee members to achieve common goals for the benefit of our city.

Full Name *

Eric Grubeck

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

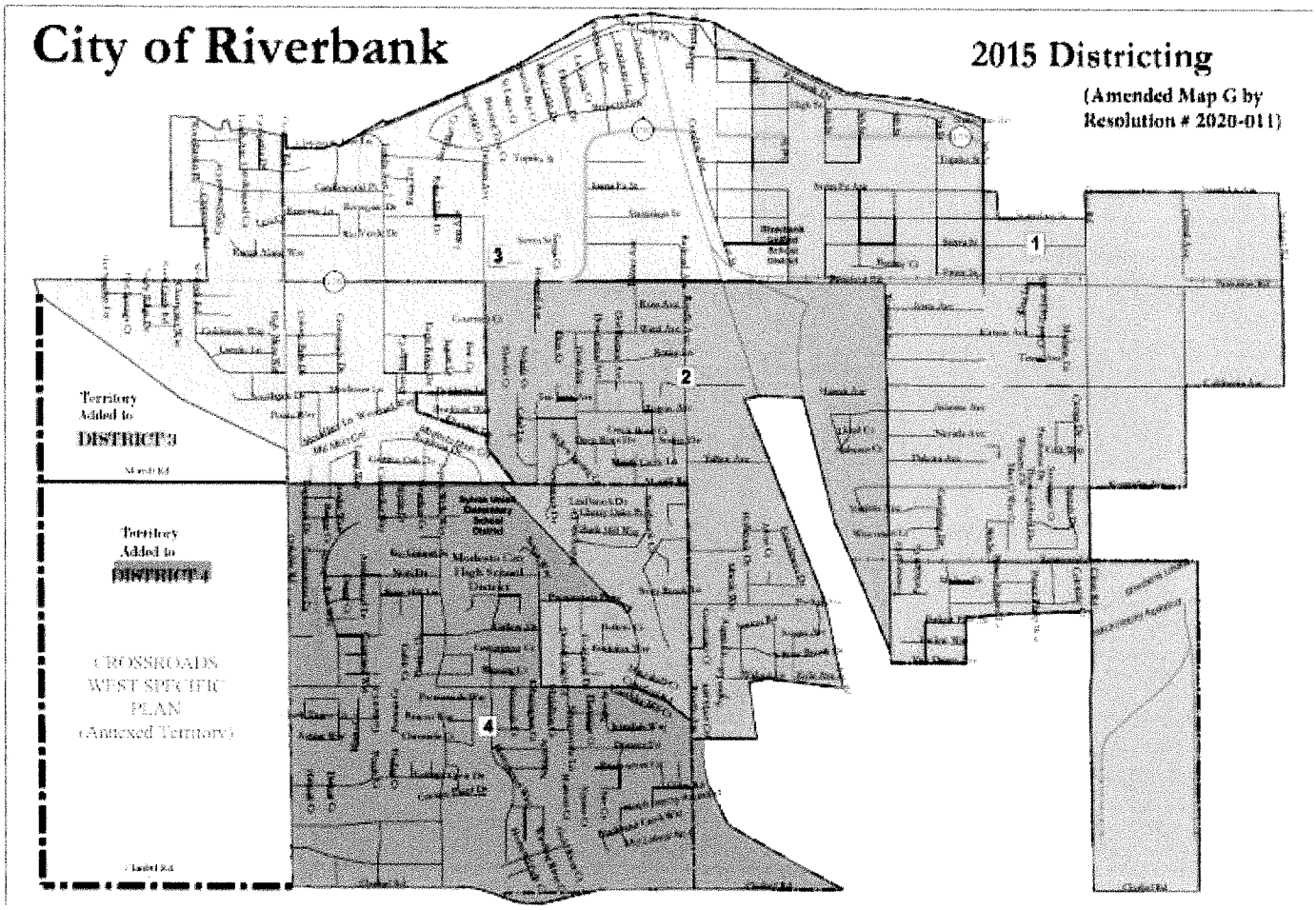
Are you a resident of the City of Riverbank? *

- (●) Yes
- ( ) No

If yes, how long have you been a resident? *

13 years

What district is your address located in?



- ○ 1
- ○ 2
- ○ 3
- ◉ 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

I've had the privilege to help run Love Riverbank. Love Riverbank has partnered with the Parks and Recreation department on several events which hugely benefited our Riverbank community. I continue to be very active in our community on different projects and events.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

I have a huge passion to make an impact in our community. I am always trying to come up with ideas and ways to help make our community more vibrant and fun. I really have a passion to put on events and feel that I can bring a lot of great ideas to the Parks and Recreation department.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

N/a

Is there any additional information you would like to provide to support your application? *

I am very involved in the Riverbank community. I have learned so much while living here and want to continue to grow in the community that I live in.

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Sammi Martinez

Email

[redacted]

Phone Number

[redacted]

Name

Donald Golani

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

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Full Name *

Kelly Velasco

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

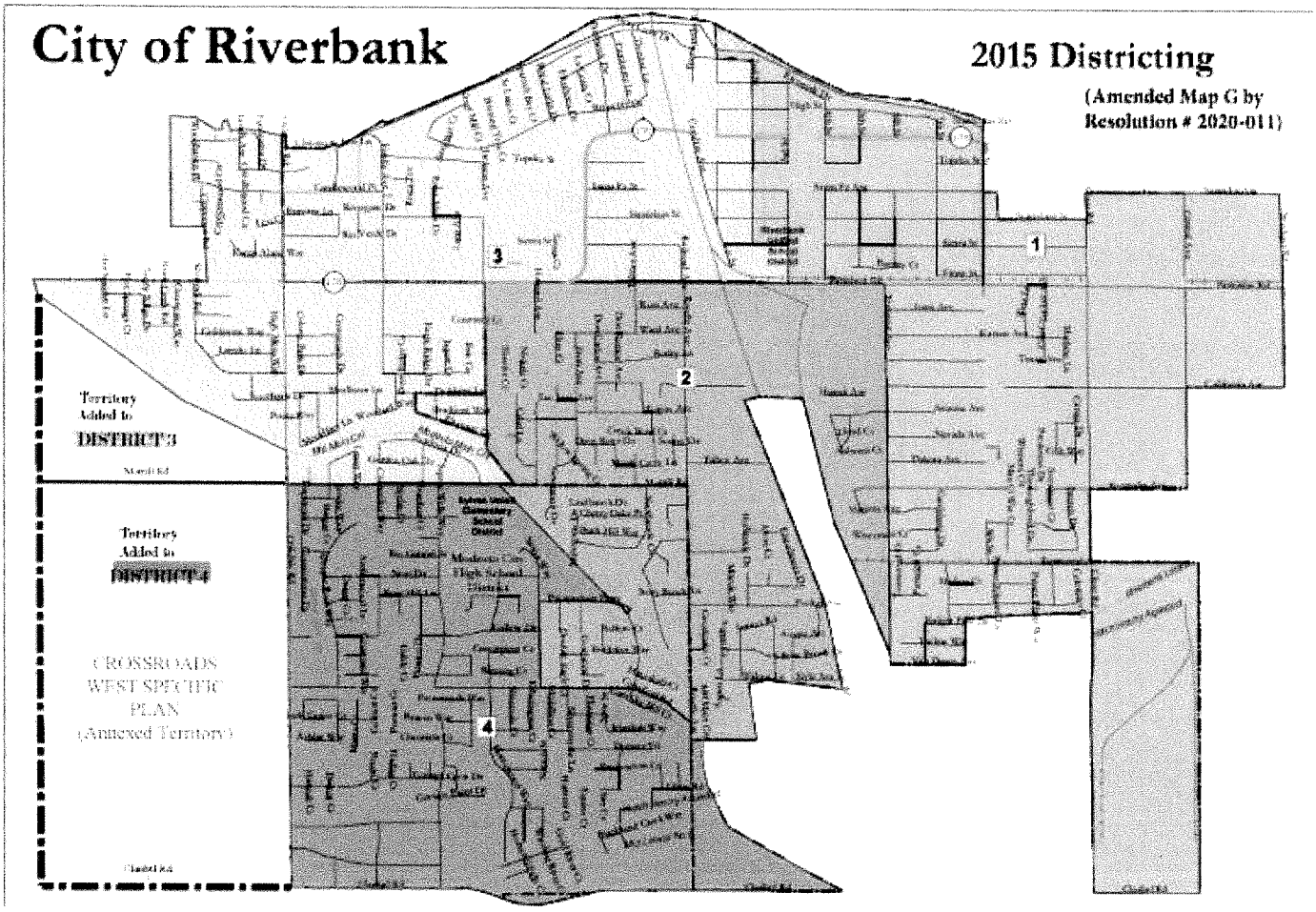
Are you a resident of the City of Riverbank? *

- (●) Yes
- ( ) No

If yes, how long have you been a resident? *

9 years

What district is your address located in?



- ○ 1
- ◉ 2
- ○ 3
- ○ 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

I am an outdoor educator who is passionate about community development and outreach. In partnership with the parks and recreation department we have created a beautiful program, Riverbank Family Explorers, that brings togetherness and wonder to Jacob Myers Park.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

The passion, ideas, and goals I have our community sparks my interest in serving on the Parks and RecreationAdvisory Committee. I hope to bring new ideas, meet new community members, and be an advocate for ideas and concerns in our community. I am a motivated person who acts upon my goals. One specific short term goals I have for park improvements include more local events and gatherings to highlight each unique park. One specific long term goal is to find ways to include more options for inclusivity in our parks.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

N/a

Is there any additional information you would like to provide to support your application? *

Along with my business ventures and volunteer experience, I also hold a masters degree in early childhood-educational leadership.

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Rolando Velasco

Email

[redacted]

Phone Number

[redacted]

Name

Linda Hollis

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

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Full Name *

Kimberlly Lainez

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

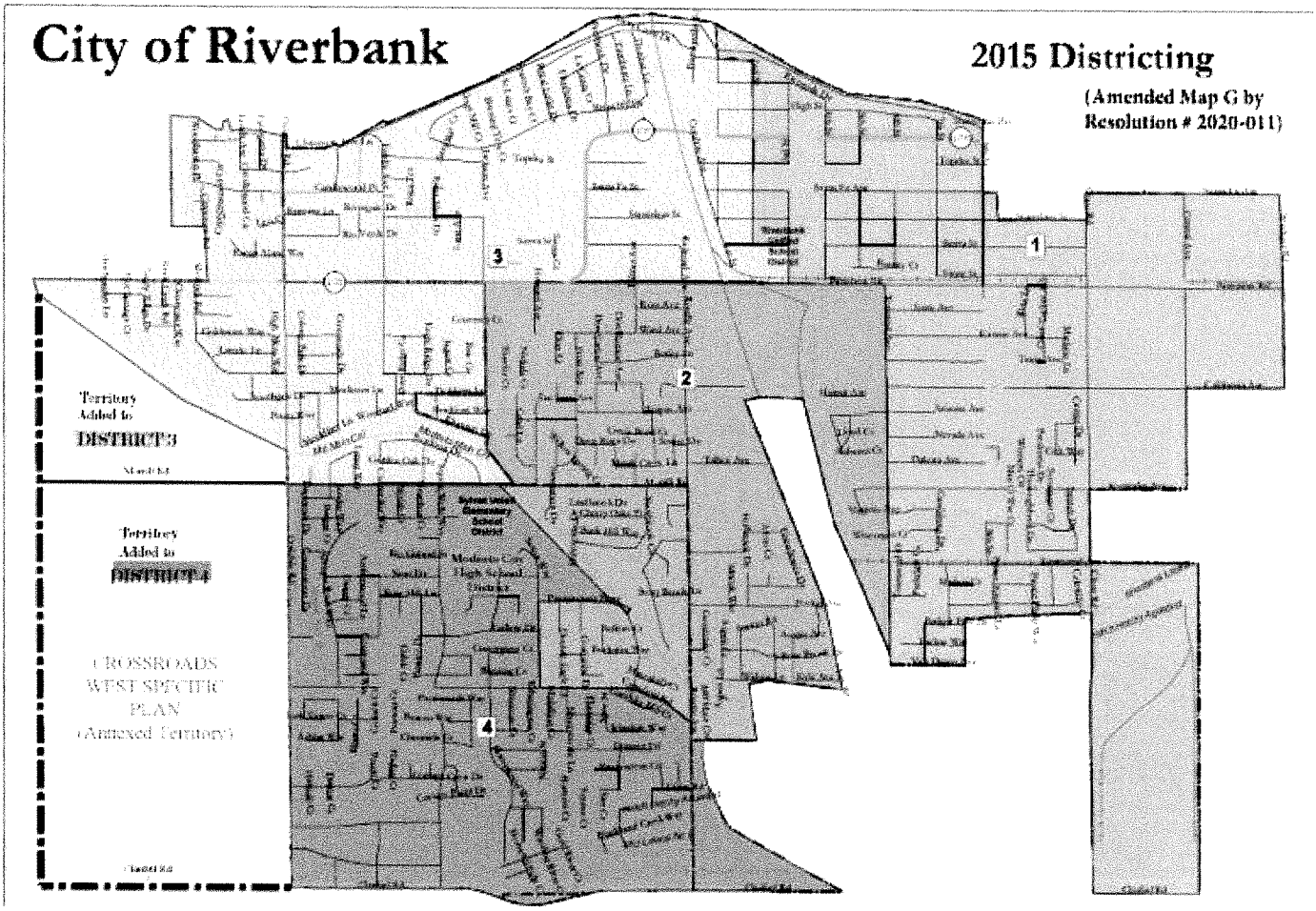
Are you a resident of the City of Riverbank? *

- (●) Yes
- ( ) No

If yes, how long have you been a resident? *

6 years

What district is your address located in?



- (●) 1
- ( ) 2
- ( ) 3
- ( ) 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

Have project management experience from internship during undergrad.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

Since being a child, I have always been involved in my community's parks and recreation by taking part in programs available. As a mother to a very active toddler I have made it a mission to go to all the parks in our community and want to be involved our community's parks and recreation and its improvements and accessibility.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

Only conflicts would be if child care cancels.

Is there any additional information you would like to provide to support your application? *

Would love to see improvements in our parks and recreation and it's accessibility for families.

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Angelica Wyer

Email

[redacted]

Phone Number

[redacted]

Name

Brenda Love

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

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Full Name *

Martha Erica Gonzalez

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

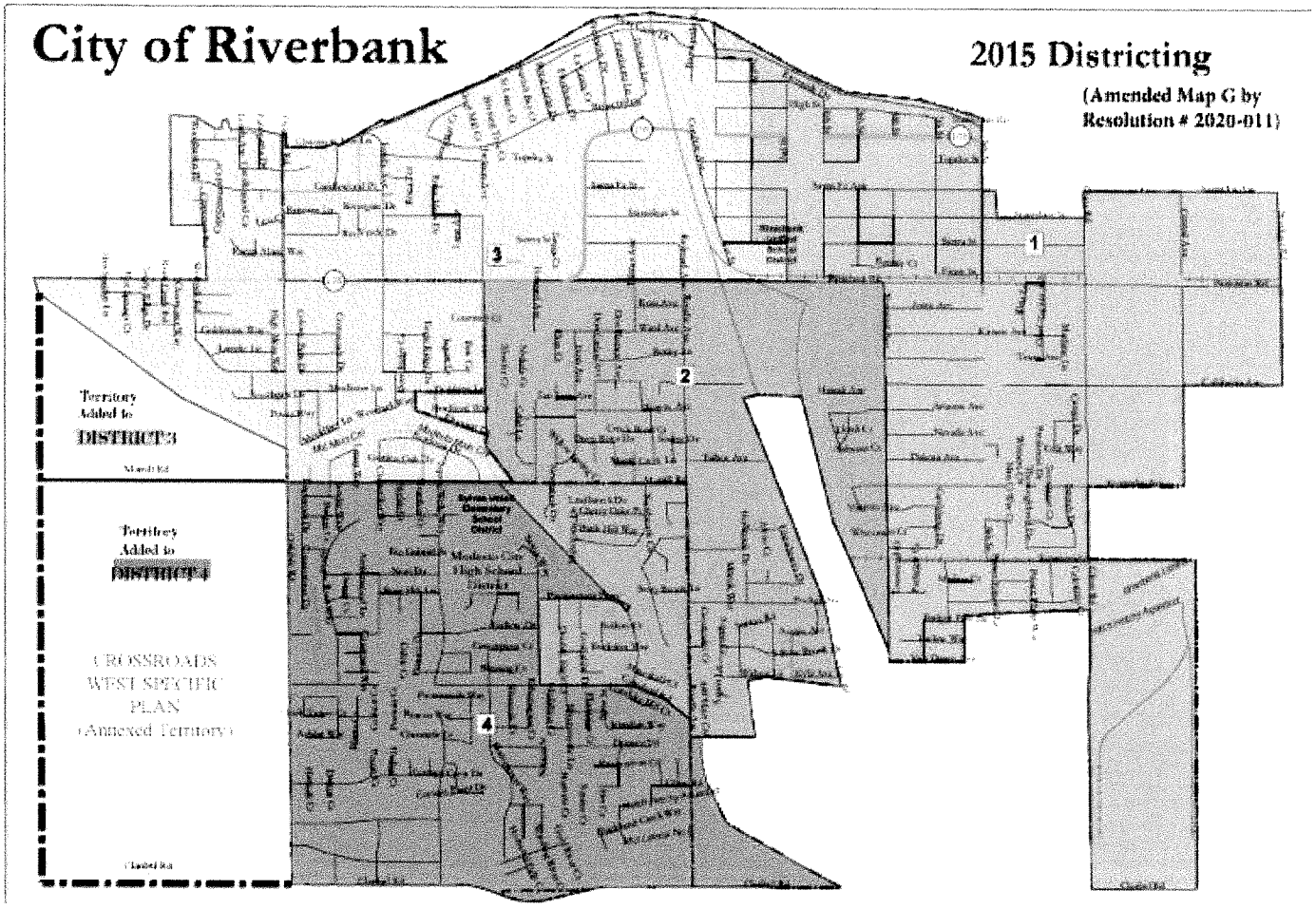
Are you a resident of the City of Riverbank? *

- (●) Yes
- ( ) No

If yes, how long have you been a resident? *

7 years

What district is your address located in?



- ○ 1
- ○ 2
- ◉ 3
- ○ 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

I believe I would be a strong fit for the Parks and Recreation Advisory Committee because I am deeply connected to Riverbank as a resident, mother, small business owner, and community volunteer. My two children actively use our city parks, and I regularly attend local events, giving me firsthand insight into the needs of families in our community.

I also lead a local women's hiking group, serve as Marketing Chair for Refugio de Bienestar, and am involved with the PTAs at California Avenue Elementary and Mesa Verde Elementary. As a bilingual marketing professional, I understand the importance of clear communication, inclusive outreach, and creating programs that reflect Riverbank's diverse community. I would bring a community-centered perspective, strong outreach experience, and a genuine commitment to helping our parks and recreation programs better serve local residents.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

I have a passion for the outdoors, and one of my main goals would be to help get our youth outside, active, and engaged rather than glued to a screen. I believe parks and recreation programs can play an important role in giving children, especially those from economically disadvantaged families, access to activities and experiences they may not otherwise have. By creating more opportunities for outdoor play, recreation, sports, wellness, and community activities, we can help promote a healthier lifestyle, build confidence, and give our youth positive ways to connect with others and with their community.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

I'm available in person, but is virtual an option?

Is there any additional information you would like to provide to support your application? *

As a parent of a child who requires accommodations, I can also bring a thoughtful perspective on how our parks and recreation programs can better include and support children with special needs.

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Clarisa "Missy" Krieter

Email

[redacted]

Phone Number

[redacted]

Name

Mary Lu Ruiz

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

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Full Name *

Melissa medina

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

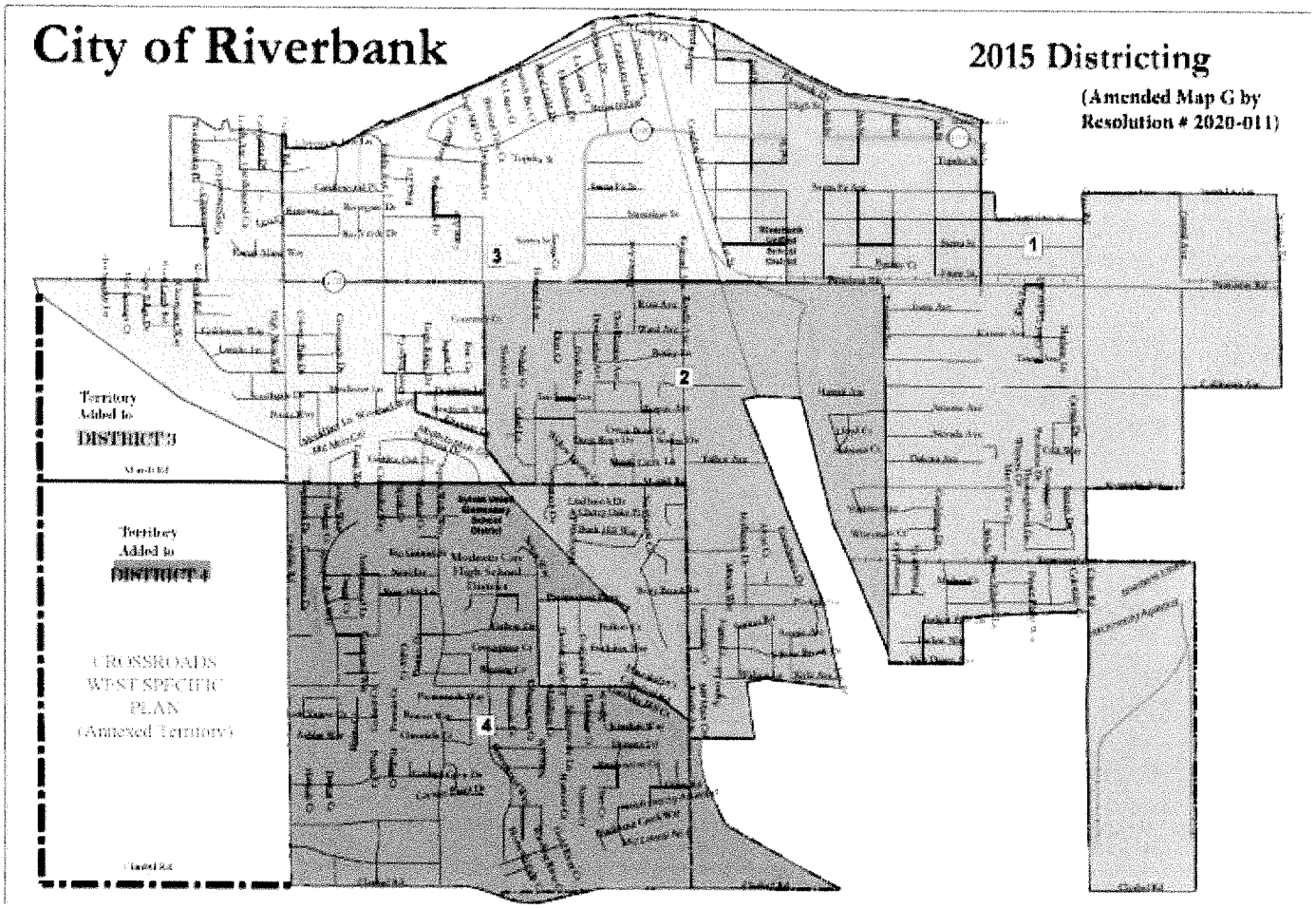
Are you a resident of the City of Riverbank? *

- ○ Yes
- ◉ No

If yes, how long have you been a resident? *

Non resident

What district is your address located in?



- ○ 1
- ○ 2
- ○ 3
- ○ 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

I have no parks and recreation experience but i am open to learn and grow in this field.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

I feel its important to have a clean and safe environment for the community and i enjoy doing that for the community.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

I am available

Is there any additional information you would like to provide to support your application? *

I would live to learn and grow in this field

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Jerry bettencourt

Email

[redacted]

Phone Number

[redacted]

Name

Gladys medina

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

This content is neither created nor endorsed by Google.

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City of Riverbank Parks and Recreation Advisory Committee (PRAC) Application Form

The Parks and Recreation Advisory Committee (PRAC) plays a vital role in advising the City of Riverbank on matters related to the development, maintenance, and enhancement of park and recreational facilities, programs, events, and activities within the community. PRAC members contribute their time, expertise, and passion for parks and recreation to help shape policies, programs, and initiatives that promote outdoor recreation, community engagement, and quality of life for residents. Serving on the PRAC requires a commitment to attending regular meetings, actively participating in discussions, and collaborating with fellow committee members to achieve common goals for the benefit of our city.

Full Name *

Michael Meade

Date of Birth *

MM DD YYYY

[redacted]

Address *

[redacted]

City *

[redacted]

State *

[redacted]

Zip Code *

[redacted]

Email Address *

[redacted]

Phone Number *

[redacted]

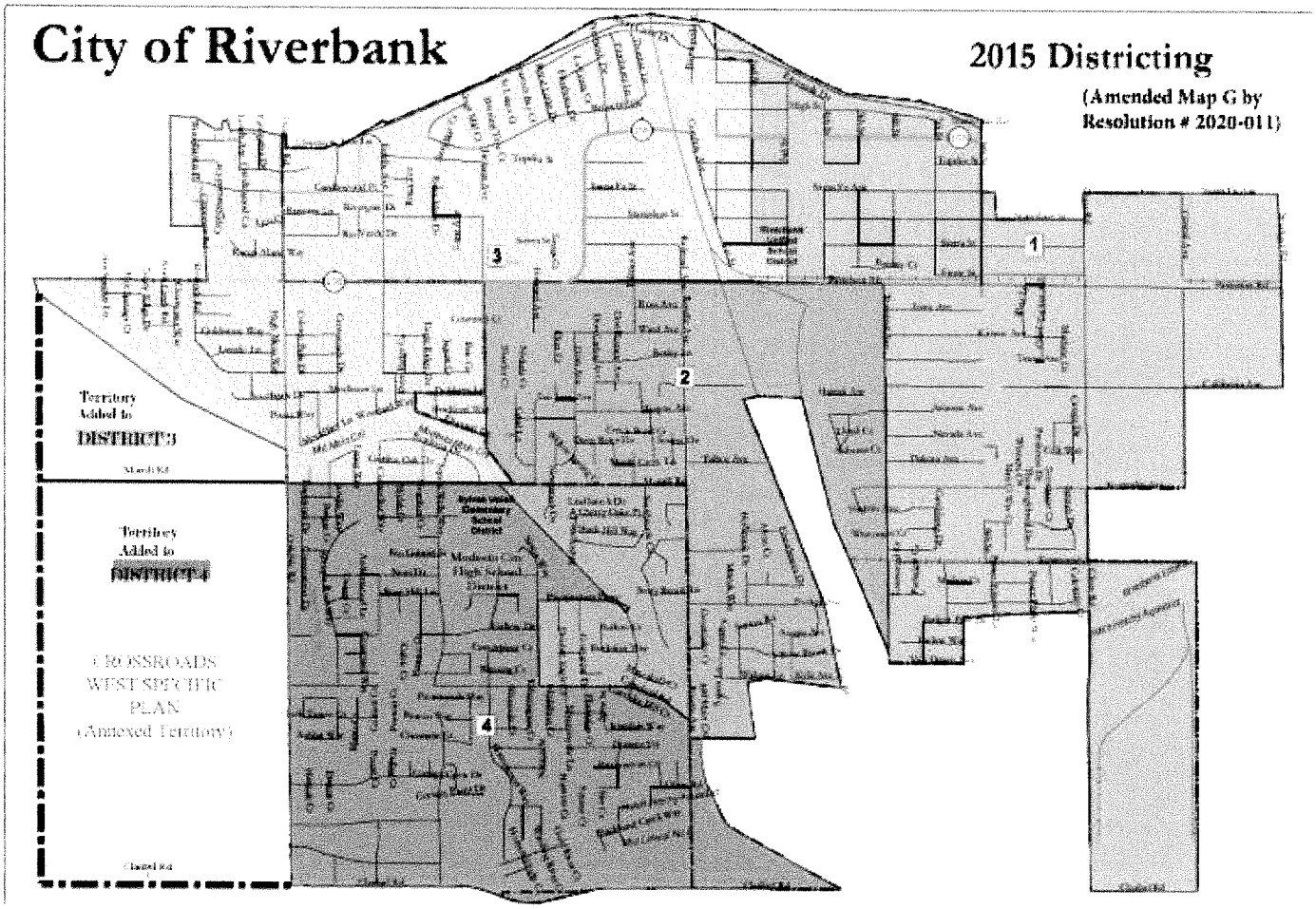
Are you a resident of the City of Riverbank? *

- (●) Yes
- ( ) No

If yes, how long have you been a resident? *

2.5 years

What district is your address located in?



- ○ 1
- ○ 2
- ◉ 3
- ○ 4

Please provide a brief summary of your relevant qualifications, experience, and skills related to parks and recreation? *

I'm a retired public school teacher with experience teaching PE.

Why are you interested in serving on the Parks and Recreation Advisory Committee? Please describe your motivation and any specific goals or ideas you have for improving parks and recreational facilities in the City of Riverbank. *

I am a frequent user of city parks and recreation facilities, with concerns about maintence of current facilities, and a desire to see an expansion of walking and biking paths in the city.

Are you able to commit to attending PRAC meetings regularly, typically held on the third Wednesday of each month at 6:30 PM? *

- (●) Yes
- ( ) No

If no, please explain any potential conflicts or scheduling constraints. *

N/A

Is there any additional information you would like to provide to support your application? *

Not that I can think of.

References

Please provide the names and contact information of two references who can speak to your character, work ethic, and suitability for serving on the PRAC.

Name

Yesel Arvizu

Email

[redacted]

Phone Number

[redacted]

Name

Joanne Chan

Email

[redacted]

Phone Number

[redacted]

Declaration

I hereby declare that all information provided in this application is true and accurate to the best of my knowledge. I understand that any false statements or omissions may disqualify me from consideration for appointment to the Parks and Recreation Advisory Committee.

*

☑ Agree

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Google Forms

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.3.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** Adopting the “Disruption of Remote Participation During City Council /Board Meetings Policy” as Required by Senate Bill 707
From:	Marisela H. Garcia, City Manager
Submitted by:	Gabriela Hernandez, City Clerk

RECOMMENDATION

It is recommended City Council adopt the “Disruption of Remote Participation During City Council/ Board Meetings Policy” (Policy) to incorporate new Brown Act amendments regarding Council meeting disruption procedures for two-way remote access pursuant to Senate Bill 707.

SUMMARY

On October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707), which amends the Brown Act with the intent to diversify and increase public engagement during local government meetings of legislative bodies. Among the various new requirements under SB 707, all qualified legislative bodies must now offer hybrid meetings (through a two-way phone or video platform). The Riverbank City Council and Planning Commission meetings are already, and will continue to be, conducted in a hybrid format via Zoom. Boards and Commissions subject to the Brown Act (such as the Budget Advisory Committee and the Parks & Recreation Advisory Committee) will also be required to comply.

In addition, SB 707 requires the City of Riverbank to formally adopt a policy, on or before July 1, 2026, that outlines the procedures for recessing and reconvening a meeting in the event of disruption and the efforts that the City Council, Planning Commission, all participating boards and staff shall make to attempt to restore the service.

STRATEGIC PLAN

This item is directly related to one of the Strategic Plan goals to *"Improve Public Communications"* by developing process to address public comments and concerns.

BACKGROUND

Staff prepared the attached Policy to satisfy the new SB 707 requirements. The Policy mirrors the meeting disruption guidelines that are outlined in SB 707, which require the legislative body to take a recess and attempt to restore service for at least one hour. If service cannot be restored within

one hour, the legislative body must conduct a roll-call vote confirming that good-faith efforts were made and that the public interest in continuing the meeting outweighs the need for remote access.

FINANCIAL IMPACT

There is no financial impact associated with this report.

ATTACHMENTS

1. CC Resolution 2026-XXX_Disruption of Remote Participation Policy
2. Policy_Disruption of Remote Participation

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK ADOPTING THE "DISRUPTION OF REMOTE PARTICIPATION DURING CITY COUNCIL AND BOARD/COMMITEE MEETINGS POLICY" AS REQUIRED BY SENATE BILL 707

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, on October 3, 2025, Governor Newsom signed into law Senate Bill 707 (SB 707) ;

WHEREAS, the Riverbank City Council and Planning Commission currently hold their meetings in a hybrid format and will continue to do so;

WHEREAS, SB 707 requires the City to formally adopt a policy establishing procedures for disruption of remote participation;

WHEREAS, this policy will apply to City Council, Planning Commission and all legislative Bodies under the Brown Act,

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby adopts the attached policy;

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day June 2026; motioned by Councilmember _____, seconded by Councilmember_____, and upon roll call was carried by the following City Council vote of 5/0:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST: **APPROVED:**

_____ _____

Gabriela Hernandez, CMC **Rachel Hernandez**
City Clerk **Mayor**

Attachment: Disruption of Remote Participation during meetings policy

Disruption of Remote Participation During Council and Boards/Committee Meetings Policy

The City of Riverbank provides an internet-based two-way audiovisual platform ("Remote Participation Service") that enables members of the public to remotely attend and participate in meetings of the Riverbank City Council and Boards/Committees. The following procedures shall apply in the event of a disruption to the Remote Participation Service during a meetings:

1. Background

Senate Bill 707 (2025) amended the Brown Act to require eligible legislative bodies to adopt, on or before July 1, 2026, a policy addressing how the agency will respond to disruptions in telephonic or internet service that prevent members of the public from attending or observing a meeting remotely. This policy is adopted to comply with that requirement and to ensure continuity of public participation during technical disruptions.

2. Purpose

This policy establishes procedures for responding to a disruption in the telephonic or internet services that provide two-way remote public access to meetings of the Riverbank City Council, as required by the Brown Act (Gov. Code§ 54953.4). The policy ensures transparency, public participation, and continuity of government during technology disruptions.

3. Definitions

For purposes of this policy:

"Disruption" means any failure, outage, or other interruption that prevents members of the public from attending or observing the meeting via these remote access services.

- *An interruption affecting only the visual component of the Remote Participation Services shall not constitute a disruption so long as remote participants are still able to listen to and participate in the meeting through the audio component.*

"Remote access services" means the two-way telephonic service and/or two-way audiovisual platforms used to provide real-time remote public attendance and observation of meetings.

Disruption of Remote Participation During Council and Boards/Committee Meetings Policy

4. Applicability

This policy applies to all open and public meetings of the Riverbank City Council, Boards and Committees at which remote public participation is offered or required under the Brown Act.

5. Procedures in the Event of a Service Disruption

5.1. Response to Service Disruption

If the Presiding Officer or Clerk becomes aware of a disruption to the agency's remote access services that prevents members of the public from attending or observing the meeting remotely:

1. The Presiding Officer or Clerk shall immediately announce the disruption to the public and suspend all agenda discussion and action, and receive an evaluation from staff regarding the disruption and estimated restoration time.
2. The Presiding Officer may then call for a recess of the open session or the Council may, by roll call vote, adjourn to closed session, consistent with the Brown Act.
3. The meeting shall remain in recess for at least one hour or until service is restored, whichever is sooner.
4. If the Council adjourns to closed session, it may continue in closed session until services are restored, closed session business is completed, or one hour has passed since the disruption began, whichever occurs first. If closed session concludes before restoration and less than one hour has elapsed, the Council shall remain in recess until one-hour has passed since the disruption began.
5. During recess and/or closed session, staff shall begin efforts to diagnose and restore the disrupted service.
6. The recess period may be extended if restoration efforts are ongoing.

5.2. Efforts to Restore Service

The city shall make good faith efforts to restore remote access services, which may include:

- Troubleshooting platform or teleconferencing software
- Resetting or replacing audiovisual equipment
- Attempting alternative connection methods.
- Contacting necessary support staff or service providers
- Switching to back up equipment or platforms, if available.

Information Technology staff shall report to the City Clerk the restoration efforts undertaken.

6. Reconvening the Open Session

6.1 Timing

The open session may be reconvened after at least one hour has elapsed from the time of disruption or as soon as service is restored, whichever occurs earlier.

6.2 If Service is Restored

If the remote access service is restored before or at the time the meeting reconvenes, the meeting shall continue as normal.

6.3 If Service is *NOT* Restored

1. Adjourn the meeting; or

2. Continue the meeting in open session by adopting, by roll call vote, the following, or a substantially similar finding;

"The City of Riverbank has made good faith efforts to restore telephonic and/or internet service in accordance with its adopted policy, and the public interest in continuing the meeting outweighs the public interest in remote public access"

Upon adoption of the finding, the legislative body may continue the open session despite the fact that remote access services have not been restored.

Disruption of Remote Participation During Council and Boards/Committee Meetings Policy

7. Recordkeeping

The Clerk shall enter a brief statement into the meeting minutes, including the following:

- The nature and time of disruption
- The restoration efforts undertaken
- The time the meeting was reconvened (if applicable)
- Any finding adopted pursuant to Section 6.3 (of this policy)

8. Review and Updates

This policy may be amended by the Riverbank City Council at a noticed public meeting in open session, not in consent calendar.

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.4.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** to Consider Approving Park System Development Fee (SDF) Credits for LGI Homes for Construction of a Dog Park on Lot A within the River's Edge 36-Lot Residential Subdivision.
From:	Marisela H. Garcia, City Manager
Submitted by:	Joshua Mann, Director of Community Development

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving Park System Development Fee credits for LGI Homes for the construction of a new dog park on Lot A within its 36-lot residential subdivision, subject to completion, inspection and acceptance of the park improvements by the City.

SUMMARY

LGI Homes is in the beginning stages of constructing a new 36-lot residential subdivision in the City of Riverbank. As part of the project, LGI Homes will construct a new dog park on Lot A, which consists of approximately 21,471 square feet.

The City's current Park System Development Fee (for Low Density Residential) is $5,617 per residential lot. LGI Homes has requested a Park System Development Fee credit equal to $5,617 for each of the 36 residential lots, for a total requested credit of $202,212.

LGI Homes has provided cost information showing that the estimated cost to construct the dog park is $480,529. This amount exceeds the total requested Park System Development Fee credit. No additional reimbursement, cash payment, assignment of credits or credit above the Park System Development Fee obligation is proposed.

Staff recommends that the City Council approve and memorialize Park System Development Fee credits in the total amount of $202,212 for the LGI Homes subdivision. The credits would be limited to the 36 residential lots within the subdivision and would be applied on a per-lot basis as each building permit is issued. Each lot would receive a Park System Development Fee credit in the amount of $5,617, which is equal to the City's current Park System Development Fee for one residential lot. The credits would not be paid as a cash reimbursement and would not exceed the Park System Development Fee due for each lot.

The City Council action would authorize staff to administer the credits at building permit issuance. As part of the credit approval, LGI Homes remains responsible for completing the dog park improvements on Lot A. Once construction is complete, the dog park improvements

STRATEGIC PLAN

This item supports the City's Strategic Plan by expanding public recreation amenities, improving neighborhood quality of life and supporting well-planned residential growth. The proposed dog park will provide a new public amenity within a residential subdivision and will respond to community interest in additional park facilities.

BACKGROUND

LGI Homes is developing a new 36-lot residential subdivision in the City of Riverbank. The subdivision includes Lot A, which contains approximately 21,471 square feet.

Lot A was originally intended to serve as a potential expansion area for the adjacent Diamond Bar East/Bruin Park drainage basin. After review of the basin's performance, the City Engineer determined that the additional expansion area was not needed. The existing basin has proven to function well and provides adequate drainage capacity without the need to use Lot A for future basin expansion.

Following that determination, LGI Homes offered to construct a dog park on Lot A. A dog park has been identified as one of the top requested park amenities from local residents through a Parks Department survey. The proposed dog park will create a new public recreation amenity while making productive use of property that is no longer needed for drainage basin expansion.

The dog park is proposed to include separate areas for small dogs and large dogs. Planned amenities include an obstacle course, watering station, drinking fountain, waste station, gated secured entrance and seating. The improvements are intended to provide a safe, accessible and attractive public amenity for residents and dog owners.

The City currently collects System Development Fees at building permit issuance to defray the impact of new development as authorized by Government Code sections 66000 through 66025. The City's System Development Fee program is codified in Riverbank Municipal Code section 150.30, titled "System Development Fees," which establishes the authority for imposing and charging these fees.
System Development Fees are collected to:

1. Provide an adequate and constant method for financing the unfunded portion of needed system development costs throughout the City that are reasonably related to projected community growth.
2. Promote the orderly and efficient expansion of public improvements to adequately meet the domestic and economic needs of the community and minimize adverse fiscal and environmental impacts of new development.
3. Ensure the continuation of necessary services, including police and general administrative services.
4. Establish equitable methods for minimizing public facility and service costs to the City associated with new development.

As defined within Riverbank's Municipal Code, System Development Fees are charged to new construction to mitigate the unfunded portion of the determined impact of the development.

For this subdivision, the applicable Park System Development Fee is $5,617 per residential lot. For

36 residential lots, the total Park System Development Fee obligation is $202,212.

LGI Homes has requested a credit against the Park System Development Fee because it will construct the dog park improvements at its own cost. The submitted estimated cost for the dog park improvements is $480,529, which exceeds the requested credit amount. The requested credit is limited to the Park System Development Fee obligation for the 36 residential lots and does not include any additional reimbursement, cash payment or credit

ANALYSIS

The proposed dog park provides a direct park and recreation benefit to the City and its residents. The improvement will convert Lot A from a no-longer-needed drainage expansion area into a public recreation amenity that responds to community demand for dog park facilities.

The requested Park System Development Fee credit is proportional and limited. The City's current Park System Development Fee is $5,617 per residential lot. For 36 lots, the total Park System Development Fee obligation is $202,212. LGI Homes has provided dog park construction cost information totaling $480,529, which exceeds the full amount of the requested Park System Development Fee credit.

The proposed credit does not result in a cash reimbursement. It also does not authorize any credit above the Park System Development Fee obligation for the 36 residential lots. The credit would only offset Park System Development Fees that would otherwise be collected from the LGI Homes subdivision at building permit issuance.

The proposed City Council action would memorialize the total approved Park System Development Fee credit amount and authorize staff to apply the credits on a per-lot basis as building permits are issued. Each of the 36 residential lots would be eligible for one Park System Development Fee credit in the amount of $5,617. The credits would be applied only to the Park System Development Fee and would not apply to other System Development Fees, permit fees, plan check fees, inspection fees or fees imposed by other agencies.

LGI Homes remains responsible for completing the dog park improvements on Lot A. After construction is complete, the dog park improvements must be inspected by the City and accepted in accordance with City requirements. The approval of credits does not waive the requirement to complete the dog park improvements and does not waive any applicable inspection, acceptance, warranty, bonding or improvement requirements.

The proposed credit is not an assignment of credits to another developer or project. The credit is limited to the 36 residential lots within the LGI Homes subdivision. Any unused credit, if any, would not be paid as cash and would not be transferred unless separately approved by the City Council.

Staff finds that the proposed Park System Development Fee credit is appropriate because:

1. LGI Homes will construct a public park amenity that benefits the City and its residents.
2. The dog park responds to community interest identified through a Parks Department survey.
3. Lot A is no longer needed for drainage basin expansion, based on the City Engineer's determination.
4. The estimated dog park construction cost of $480,529 exceeds the total requested Park System Development Fee credit of $202,212.

5. The credit is limited to the Park System Development Fee obligation for the 36 residential lots.
6. The credit will be applied on a per-lot basis as each building permit is issued.
7. No additional reimbursement, cash payment or credit above the Park System Development Fee obligation is proposed.
8. LGI Homes remains responsible for completing the dog park improvements, which must be inspected and accepted by the City.

Based on this analysis, staff recommends that the City Council adopt a resolution approving the requested Park System Development Fee credits.

FINANCIAL IMPACT

The current Park System Development Fee is $5,617 per residential lot. The LGI Homes subdivision includes 36 residential lots. The total Park System Development Fee obligation is $202,212.

LGI Homes has provided cost information showing that the estimated cost to construct the dog park is $480,529. The proposed Park System Development Fee credit is capped at $202,212 and is limited to the Park System Development Fee obligation for the 36 residential lots.

An SDF fee table (shown below) is included with this report to show the estimated System Development Fee totals for the project. The table identifies the applicable per-unit fees and the estimated total fees for all 36 residential lots. The Parks & Recreation line item is shown as $0.00 in the table because the scenario assumes City Council approval of the requested Park System Development Fee credit in the amount of $5,617 per lot, for a total credit of $202,212.

RIVER'S EDGE SYSTEM DEVELOPMENT FEES (per unit)	
SDF Category (LDR Residential)	
Traffic / Streets	$4,282.00
Water	$10,085.00
Waste Water	$4,397.00
Storm Drainage	$9,938.00
Parks & Rec*	$0.00
Gen Govt	$2,034.00
5% Admin	$1,817.00
SDF TOTAL - PER UNIT:	**$32,553.00**

RIVER'S EDGE SYSTEM DEVELOPMENT FEE PROJECT TOTALS (36 Units)	
SDF Category (LDR Residential)	
Traffic / Streets	$154,152.00
Water	$363,060.00
Waste Water	$158,292.00
Storm Drainage	$357,768.00
Parks & Rec*	$0.00
Gen Govt	$73,224.00
5% Admin	$65,412.00
SDF TOTAL - ENTIRE PROJECT:	**$1,171,908.00**

The above scenario assumes City Council Approval for SDF Parks credit of $5,617 per lot or a total of $202,212

With approval of the credit, the estimated total System Development Fees for the project would be $32,553 per unit and $1,171,908 for the 36-lot subdivision. Without the Park System Development Fee credit, the project would be subject to an additional $5,617 per lot, or $202,212 total, for Parks & Recreation System Development Fees.

The credits would be applied on a per-lot basis as each building permit is issued. Each residential lot would receive a Park System Development Fee credit in the amount of $5,617. No cash reimbursement is proposed. No credit above the Park System Development Fee obligation is proposed. Any unused credit would not be paid to LGI Homes unless separately approved by the City Council.

The financial impact to the Park System Development Fee fund is the application of $202,212 in Park System Development Fee credits in exchange for construction of a public dog park with an estimated construction cost of $480,529.

ATTACHMENTS

1. LGI SDF Request Letter
2. Dog Park Cost Estimate
3. Approved Dog Park Plans
4. Resolution 2026-

May 12, 2026

Joshua Mann
Community Development Director
City of Riverbank
jmann@riverbank.org

RE: River's Edge Fee Credits

Dear Staff,

We would like to propose credits for each of the System Development Fee components listed below. These proposed credits are in connection with the improvements installed by LGI with the River's Edge subdivision. If building permits at River's Edge are pulled and fees are paid in full before the proposed fee credits below are in effect, we request a reimbursement for the fee credit amounts below for each building permit pulled.

Park & Recreation
The "Park & Recreation" component of the System Development Fees is allocated for the dog park within the River's Edge subdivision installed by LGI. As shown on Exhibit A of the attached River's Edge – Fee Credit Calculation document, the amenities costs total to $480,529, or $13,348.03 per lot at River's Edge. Given this amount is above the $5,019.00 park & recreation component of the System Development Fee (vested from 2023), we are requesting the entire park & recreation component fee be credited and, if applicable, reimbursed for each park & recreation component fee already paid at building permit for the River's Edge subdivision.

Respectfully,

Jonathan Liesch

Jonathan Liesch
Land Acquisitions and Development
LGI Homes

RIVERS'S EDGE DOG PARK COSTS
as provided by LGI Homes
(May 12, 2026)

Contractor	Line Item	Contract Amount
Landscape Development, Inc.	Irrigation	$ 40,143.00
	Landscape	$ 43,455.00
	Rock	$ 40,538.00
	Site Amenities	$ 16,237.00
	Dog Park Equipment	$ 44,048.00
	Synthetic Turf	$ 17,551.00
	Fencing	$ 41,600.00
	Maintenance	$ 3,000.00
Ross F. Carroll, Inc	Mobilization	$ 3,046.00
	Port A Potty - RFC Use	$ 900.00
	Construction Water - RFC Use	$ 900.00
	4" Flat Work with 4" of Class II AB	$ 8,619.00
	Mow Strip w 4" of Class II AB	$ 920.00
	Decompoed Granite area with 4" Class II AB	$ 14,392.50
	Lawn Area	$ 3,087.50
	Planting Area	$ 1,625.00
	Finish Grade Synthetic Turf Area	$ 2,205.00
	4" Flat Work	$ 14,365.00
	Seating Pods Per Plan	$ 14,880.00
	8" x 6" Mow Curb with 1 Ea #4 Rebar	$ 5,060.00
Site Landscaping	Additional Design Services (Dog Park)	$ 3,200.00

Land Dedication	**Purchase Price/Acre**	**Acreage**	**Total**
	$ 326,141.08	0.49	$ 160,757.00
		Subtotal Total	**$ 480,529.00**

LANDSCAPE IMPROVEMENT PLANS

RIVER'S EDGE

RIVERBANK, CALIFORNIA

GENERAL NOTES:
PLANS CREATED REFERENCING 2022 CBC, 2022 CEC, 2022 CMC, 2022 CPC, 2022 CALIFORNIA GREEN STANDARDS CODE, RIVERBANK MUNICIPAL CODE

SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO CLIENT, PROJECT LANDSCAPE ARCHITECT AND LOCAL AGENCY AS REQUIRED. SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR AGENCY ADOPTED WELO AS FOLLOWS:

(1) SUBMIT SOIL SAMPLES TO A LABORATORY FOR ANALYSIS AND RECOMMENDATIONS.
  (A) SOIL SAMPLING SHALL BE CONDUCTED IN ACCORDANCE WITH LABORATORY PROTOCOL, INCLUDING PROTOCOLS REGARDING ADEQUATE SAMPLING DEPTH FOR THE INTENDED PLANTS.
  (B) THE SOIL ANALYSIS MAY INCLUDE: SOIL TEXTURE, INFILTRATION RATE DETERMINED BY LABORATORY TEST OR SOIL TEXTURE INFILTRATION RATE TABLE, PH, TOTAL SOLUBLE SALTS, SODIUM, PERCENT ORGANIC MATTER, AND RECOMMENDATIONS.
(2) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL COMPLY WITH ONE OF THE FOLLOWING:
  (A) IF SIGNIFICANT MASS GRADING IS NOT PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE LANDSCAPE DOCUMENTATION PACKAGE; OR
  (B) IF SIGNIFICANT MASS GRADING IS PLANNED, THE SOIL ANALYSIS REPORT SHALL BE SUBMITTED TO THE LOCAL AGENCY AS PART OF THE CERTIFICATE OF COMPLETION
(3) THE SOIL ANALYSIS REPORT SHALL BE MADE AVAILABLE, IN A TIMELY MANNER, TO THE PROFESSIONALS PREPARING THE LANDSCAPE DESIGN PLANS AND IRRIGATION DESIGN PLANS TO MAKE ANY NECESSARY ADJUSTMENT TO THE DESIGN PLANS.
(4) THE PROJECT APPLICANT, OR HIS/HER DESIGNEE, SHALL SUBMIT DOCUMENTATION VERIFYING IMPLEMENTATION OF SOIL ANALYSIS REPORT RECOMMENDATIONS TO THE LOCAL AGENCY WITH CERTIFICATE OF COMPLETION.

CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THE WORK IS COMPLETE AND IN COMPLIANCE WITH THE MOST CURRENT CODES, ORDINANCES AND REQUIREMENTS OF THE GOVERNING AGENCY. SITE IS NOT RESPONSIBLE FOR CHANGES WHICH OCCUR TO THE CODES, ORDINANCES OR REQUIREMENTS AFTER THE GOVERNING AGENCY'S APPROVAL OR DURING INSTALLATION.

CONTRACTOR IS SOLELY RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. SITE IS NOT RESPONSIBLE FOR THE CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONSTRUCTION CONTRACT DOCUMENTS, NOR RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

AS REQUESTED BY THE OWNER, SITE WILL VISIT THE SITE AT INTERVALS APPROPRIATE TO THE STAGE OF CONSTRUCTION TO REVIEW THE PROGRESS AND QUALITY OF WORK AND TO DETERMINE IN GENERAL IF THE WORK IS BEING PERFORMED IN A MANNER INDICATING THAT THE WORK, WHEN COMPLETED, WILL BE SUBSTANTIAL CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS. HOWEVER, SITE WILL NOT MAKE EXHAUSTIVE OR CONTINUOUS ON-SITE INSPECTION TO CHECK QUALITY OF THE WORK.

THERE IS NO WARRANTY OR GUARANTEE EITHER EXPRESSED OR IMPLIED BY SITE FOR THE COMPLETION OF THE WORK OR THE QUALITY OF PERFORMANCE OF THE CONSTRUCTION CONTRACTOR(S).

CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK, USING THE CONTRACTOR'S BEST SKILL AND ATTENTION. CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR AND HAVE CONTROL OVER CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES, AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK.

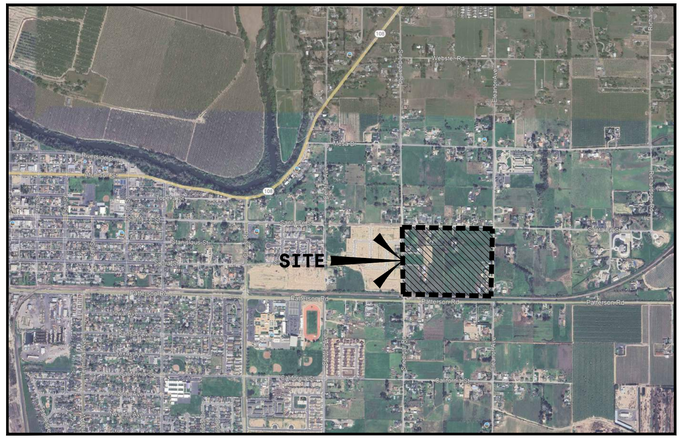
CONTRACTOR SHALL BE RESPONSIBLE TO THE OWNER FOR ACTS AND OMISSIONS OF THE CONTRACTOR'S EMPLOYEES, SUBCONTRACTORS AND THEIR AGENTS AND EMPLOYEES, AND OTHER PERSONS PERFORMING PORTIONS OF THE WORK UNDER A CONTRACT WITH CONTRACTOR.

IN THE EVENT OWNER CONSENTS TO, ALLOWS, AUTHORIZES OR APPROVES OF CHANGES TO ANY PLANS, SPECIFICATIONS, OR OTHER CONSTRUCTION DOCUMENTS, AND THESE ALTERATIONS ARE NOT APPROVED IN WRITING BY SITE, OWNER RECOGNIZES THAT SUCH ALTERATION AND THE RESULTS THEREOF ARE NOT THE RESPONSIBILITY OF SITE. IN ADDITION, OWNER AGREES, TO THE FULLEST EXTENT PERMITTED BY LAW, TO INDEMNIFY AND HOLD SITE HARMLESS FROM ANY DAMAGE, LIABILITY OR COST (INCLUDING REASONABLE ATTORNEY'S FEES AND COSTS OF DEFENSE) ARISING FROM SUCH ALTERATIONS.

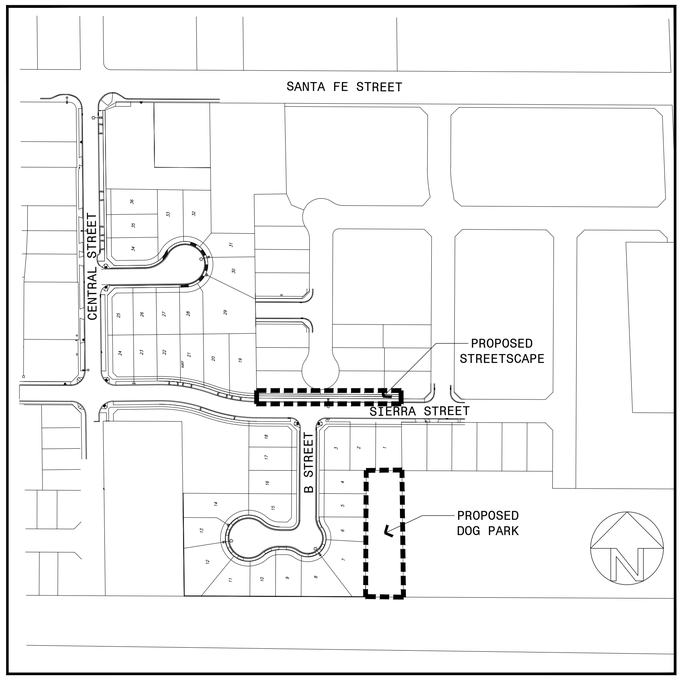
THE EXISTENCE AND LOCATION OF ANY UNDERGROUND UTILITIES SHOWN ON THE PLANS WERE OBTAINED FROM AVAILABLE RECORDS AT THE TIME THE PLANS WERE DRAFTED AND DO NOT CONSTITUTE A REPRESENTATION AS TO THE ACCURACY OR COMPLETENESS OF THE LOCATION OR THE EXISTENCE OR NON-EXISTENCE OF SUCH UTILITIES. IN NORTHERN CALIFORNIA, CONTRACTOR SHALL CONTACT UNDERGROUND SERVICES ALERT AT 1-800-642-2444 PRIOR TO PERFORMING ANY CONSTRUCTION WORK. IN OTHER AREAS, CONTRACTOR SHALL CONTACT A SIMILAR AGENCY/ORGANIZATION.

CONTRACTOR SHALL PROVIDE PROPER PROJECT MAINTENANCE AFTER THE PROJECT IS COMPLETE, AS NEGOTIATED BETWEEN CONTRACTOR AND OWNER. ANY LACK OF OR IMPROPER MAINTENANCE MAY RESULT IN DAMAGE TO PROPERTY OR PERSONS. CONTRACTOR SHALL BE RESPONSIBLE FOR THE RESULTS OF ANY LACK OF OR IMPROPER MAINTENANCE.

VICINITY MAP



SITE MAP



DRAWING INDEX

L0.1	COVER SHEET
L1.1	CONSTRUCTION PLAN
L1.2	DOG AGILITY EQUIPMENT PLAN
L2.1-L2.3	CONSTRUCTION DETAILS
L2.4-L2.5	DOG AGILITY EQUIPMENT DETAILS
L3.1	IRRIGATION PLAN
L3.2	IRRIGATION LEGEND & NOTES
L3.3-3.4	IRRIGATION DETAILS
L3.5	MWELO WATER USE CALCULATIONS
L4.1	PLANTING PLAN
L4.2	PLANTING LEGEND & NOTES
L4.3	PLANTING DETAILS

CLIENT/PROPERTY OWNER

LGI HOMES
2251 DOUGLAS BLVD., SUITE 100
ROSEVILLE, CA 95661

GOVERNING AGENCY

CITY OF RIVERBANK
6707 3RD STREET
RIVERBANK, CA 95367

LANDSCAPE ARCHITECT

siTe LANDSCAPE ARCHITECTURE
4216 KIERNAN AVE. SUITE 201
MODESTO, CA 95356

CIVIL ENGINEER

BENCHMARK ENGINEERING
4265 SPYRES WAY, SUITE A
MODESTO, CA 95356

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT — JOSHUA W. ANDRE — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

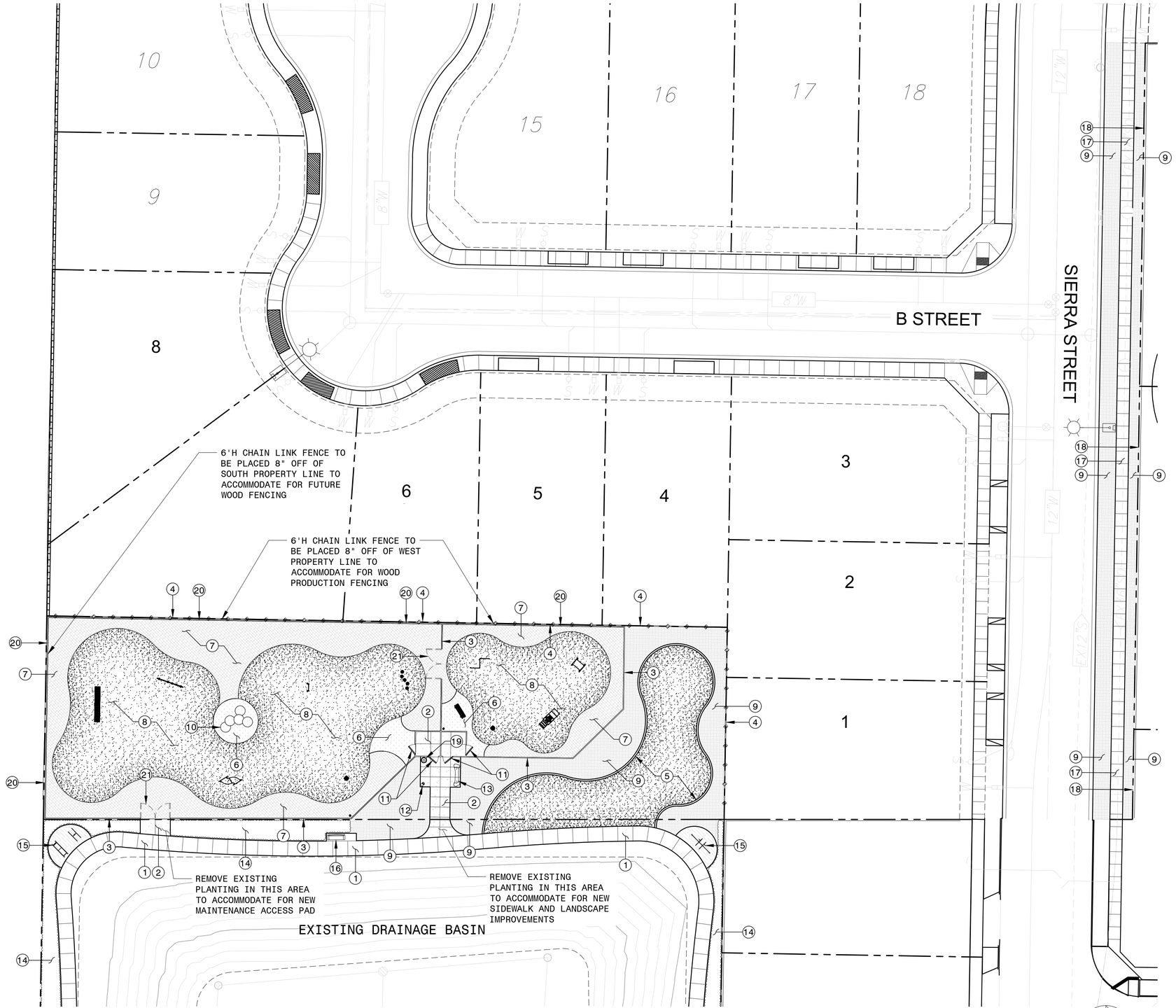
PROJECT NO.:	12238
DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE:	RIVERS EDGE - COVER.DWG

COVER SHEET

L0.1

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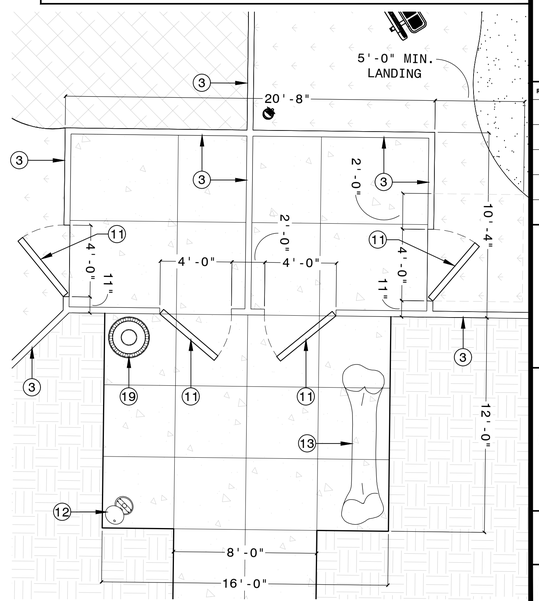
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NOTES:
1. SEE SHEET L1.2 FOR DOG AGILITY EQUIPMENT PLAN.
2. SEE SHEET L2.1-L2.3 FOR CONSTRUCTION DETAILS.
3. SEE SHEET L2.3 FOR CONSTRUCTION NOTES.

CONSTRUCTION LEGEND

NO.	SYM.	DETAIL	DESCRIPTION	QUAN.
1			EXISTING CONCRETE SIDEWALK TO REMAIN AND TO BE PROTECTED IN PLACE	
2		A-B L2.1	NATURAL GRAY CONCRETE PAVING WITH A MEDIUM BROOM FINISH. PROVIDE TOOLED SCORE JOINTS AS SHOWN ON PLANS. LONGITUDINAL SLOPES SHALL NOT EXCEED 1:20 (5%); CROSS-SLOPES SHALL NOT EXCEED 1:48 (2%).	
3		C L2.1	5' HIGH BLACK VINYL-COATED CHAIN LINK DOG PARK FENCE	
4		NO DETAIL	6' HIGH WOOD FENCING PER PRODUCTION PLANS	
5		E L2.2	8" WIDE NATURAL GRAY CONCRETE MOWSTRIP WITH A MEDIUM BROOM FINISH. PROVIDE TOOLED SCORE JOINTS AT 8' O.C.	
6		B L2.2	'PET PLATINUM' SYNTHETIC TURF BY SYNLAWN. SYNTHETIC TURF TO BE EDGED WITH $\frac{3}{16}$"x4" BLACK 'DURA-EDGE' STEEL EDGING BY JD RUSSELL CO.	
7		C L2.2	3" THICK LAYER OF TAN STABILIZED DECOMPOSED GRANITE. STABILIZER PRODUCT TO BE 'STABILIZER' BY STABILIZER SOLUTIONS OR APPROVED EQUAL. D.G. TO BE EDGED WITH $\frac{3}{16}$"x4" BLACK POWDER COATED 'DURA-EDGE' STEEL EDGING BY JD RUSSELL CO. AROUND ENTIRE PERIMETER, INCLUDING ALONG FENCE LINES.	
8			LAWN AREA - SEE PLANTING PLANS	
9			SHRUB/GROUNDCOVER AREA - SEE PLANTING PLANS	
10		D-F L2.1	CAST-IN-PLACE CONCRETE SEATING POD	
11		A L2.2	48"Wx5'H VINYL-COATED CHAIN LINK GATE	
12		D L2.2	PET DRINKING FOUNTAIN, MODEL 300SM BY MOST DEPENDABLE FOUNTAINS, INC. COLOR TO BE GREEN. SEE IRRIGATION PLAN FOR WATER SERVICE.	
13		G L2.1	PRECAST CONCRETE FLUSH MOUNT 'DOG BONE' BENCH BY UPC PARKS. BENCH AVAILABLE FROM PARK PLANET (877.473.7619).	
14			EXISTING LANDSCAPE AND IRRIGATION TO REMAIN AND TO BE PROTECTED IN PLACE	
15			EXISTING EXERCISE STATION TO REMAIN AND TO BE PROTECTED IN PLACE	
16			EXISTING BENCH TO REMAIN AND TO BE PROTECTED IN PLACE	
17			CONCRETE STREET SIDEWALK PER CIVIL IMPROVEMENT PLANS	
18			EXISTING CMU BLOCK RETAINING WALL WITH WOOD FENCE TO REMAIN AND TO BE PROTECTED IN PLACE	
19		F L2.2	PRECAST CONCRETE STANDARD ROUND TRASH RECEPTACLE, MODEL 3426, BY UPC PARKS. TRASH RECEPTACLE AVAILABLE FROM PARK PLANET (877.473.7619). COLOR TO BE 'SANDSTONE'.	
20		A L2.3	6' HIGH BLACK VINYL-COATED CHAIN LINK FENCE ALONG NORTH AND WEST PROPERTY LINES WITH HDPE TUBULAR PRIVACY SLATS	
21		B L2.3	12' DUAL SWING BLACK VINYL-COATED CHAIN LINK MAINTENANCE GATE	



DOG PARK VESTIBULE ENLARGEMENT

SCALE: $\frac{1}{4}$" = 1'-0"

0 20' 40'

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT — ANDREW B. HANNES — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

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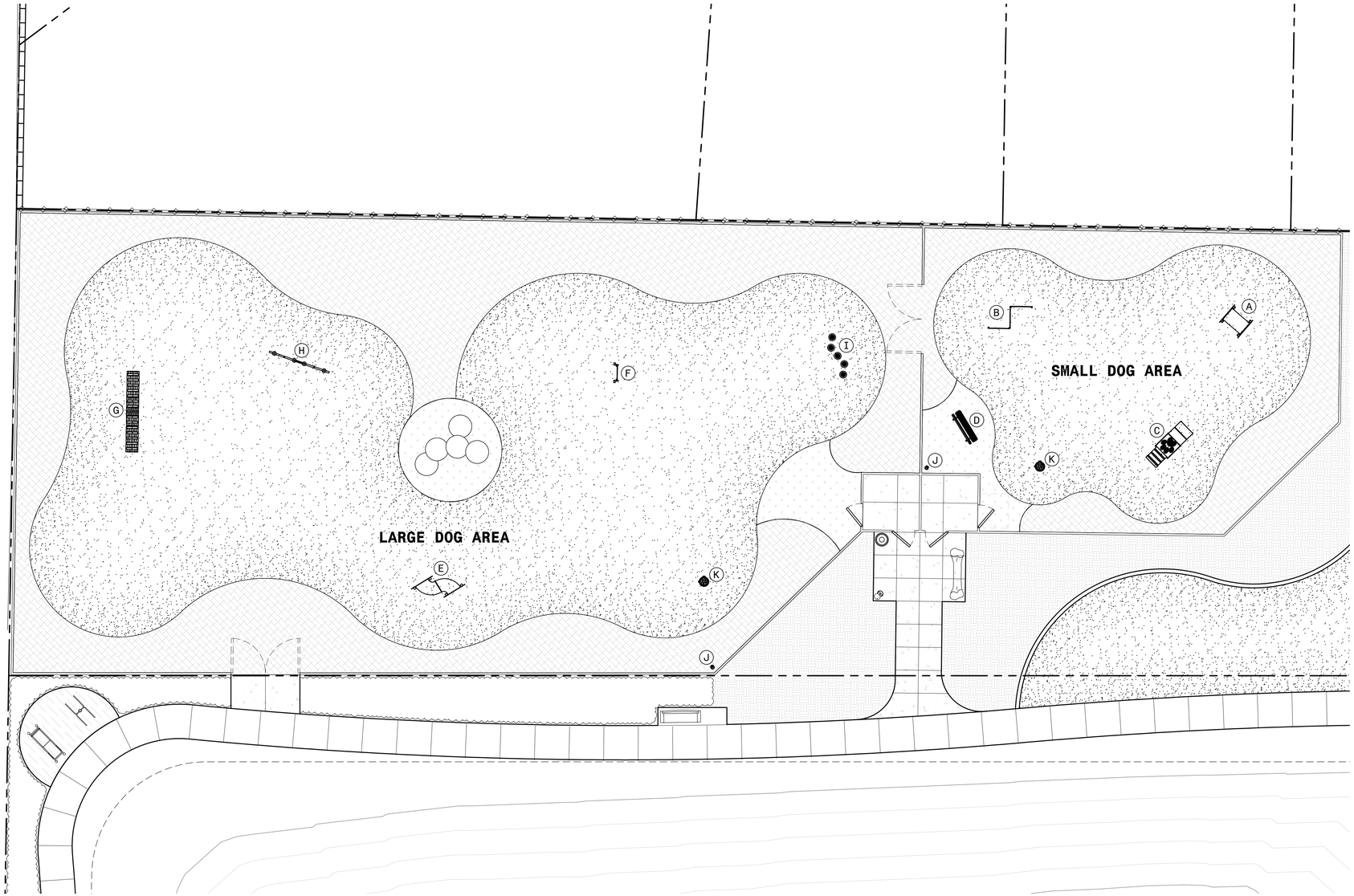
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DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE:	RIVERS EDGE - CONST.DWG

CONSTRUCTION PLAN

L1.1

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DOG AGILITY EQUIPMENT LEGEND

ALL DOG AGILITY EQUIPMENT IS AVAILABLE FROM NORTHERN CALIFORNIA RECREATION. CONTACT JOHN OGDEN FOR PRICING AND ORDERING INFORMATION (JOHN@NORCALREC.COM / 415.937.1697).

CALLOUT	DETAIL	DESCRIPTION
A	A L2.4	RECYCLED CRAWL TUNNEL W/ DOG HOUSE
B	B L2.4	RP DOGGIE FENCE RUN
C	C L2.4	MINI PUP CLUBHOUSE
D	D L2.4	SIT & STAY BENCH
E	E L2.4	RECYCLED CURVED TUNNEL W/ DOG HOUSE
F	F L2.4	RECYCLED RING DOG JUMP
G	G L2.4	HILLTOP CHALLENGE
H	H L2.4	WEAVE POST
I	I L2.4	STEPPING PAWS
J	J L2.5	WASTE STATION (2 EA.)
K	K L2.5	FIRE HYDRANT (2 EA.)

0 10' 20'

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
JOSHUA W. ANDREE
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

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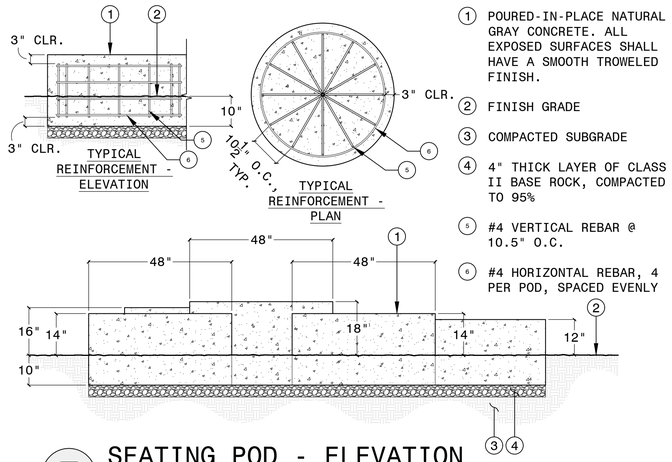
PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - CONST.DWG

DOG AGILITY EQUIPMENT PLAN

L1.2

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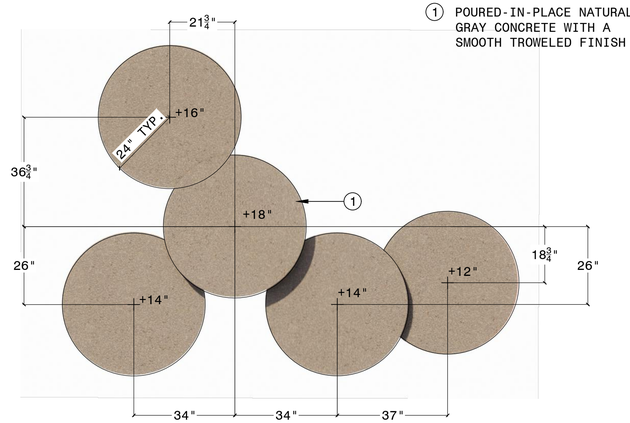
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1. POURED-IN-PLACE NATURAL GRAY CONCRETE. ALL EXPOSED SURFACES SHALL HAVE A SMOOTH TROWELED FINISH.
2. FINISH GRADE
3. COMPACTED SUBGRADE
4. 4" THICK LAYER OF CLASS II BASE ROCK, COMPACTED TO 95%
5. #4 VERTICAL REBAR @ 10.5" O.C.
6. #4 HORIZONTAL REBAR, 4 PER POD, SPACED EVENLY

F SEATING POD - ELEVATION

SCALE 1/2"=1'-0"

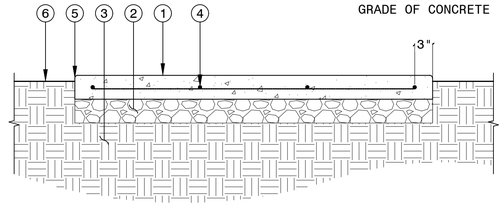


1. POURED-IN-PLACE NATURAL GRAY CONCRETE WITH A SMOOTH TROWELED FINISH

D SEATING POD - PLAN

SCALE 1/2"=1'-0"

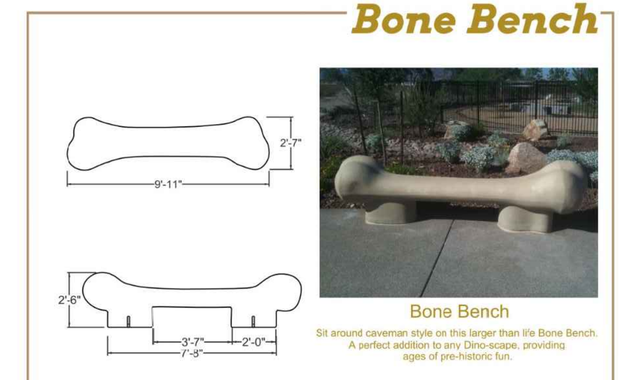
NOTES:
1. SEE FINISH SCHEDULE FOR COLORS AND FINISHES.



1. 4" THICK 2500PSI CONCRETE
2. AGGREGATE BASE PER CIVIL AND/OR GEOTECHNICAL ENGINEER
3. SUBGRADE PREPARATION PER CIVIL AND/OR GEOTECHNICAL ENGINEER
4. REINFORCEMENT PER CIVIL AND/OR GEOTECHNICAL ENGINEER
5. 1/2" RADIUS
6. ADJACENT PLANTING AREAS SHALL BE 2" BELOW FINISH GRADE OF CONCRETE

A PEDESTRIAN CONCRETE PAVING

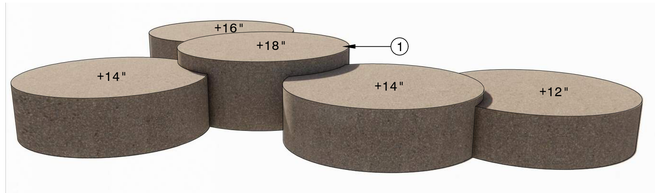
SCALE 1"=1'-0"



G DOG BONE BENCH

NOT TO SCALE

1. POURED-IN-PLACE NATURAL GRAY CONCRETE WITH A SMOOTH TROWELED FINISH

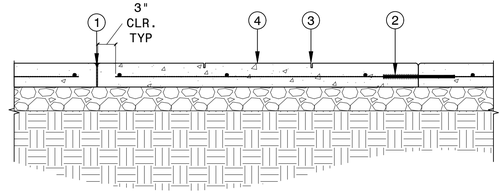


E SEATING POD - PERSPECTIVE

NOT TO SCALE

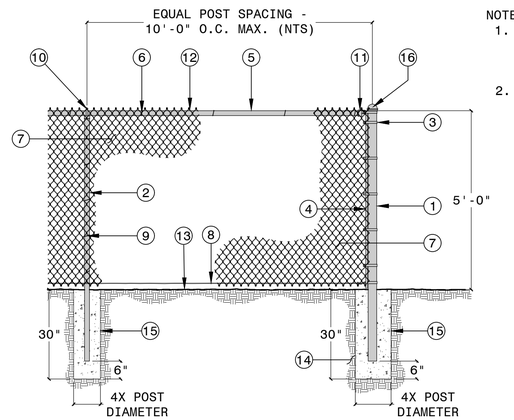
NOTES:
1. SEE CALLOUT/MATERIALS LIST FOR COLORS AND FINISHES.
2. CONTROL JOINT SPACING AS SHOWN IN PLAN. CONTROL JOINTS IN CONCRETE WITH AGGREGATE LESS THAN 3/4" SIZE SHALL HAVE MAX SPACING OF 2X (IN FEET) THE THICKNESS OF THE SLAB (IN INCHES). IN CONCRETE WITH AGGREGATE LARGER THAN 3/4", MAX SPACING SHALL BE 3X (IN FEET) THE THICKNESS OF THE SLAB (IN INCHES).

1. EXPANSION JOINT - 1/4"X3" POLYFELT, TOP WITH 2 PART SELF-LEVELING SEALER, COLOR TO MATCH ADJACENT PAVING. PROVIDE 1/2" RADIUS EDGE.
2. COLD JOINT - BETWEEN SLABS - #4 18" SMOOTH DOWEL SPACED AT 36" O.C., SLEEVE OR GREASE ONE END.
3. CONTROL JOINT - SAW CUT (1/8" W X 1/4 SLAB DEPTH) OR TOOLED JOINT (1/4" W X 1/4 SLAB DEPTH WITH 1/4" RADIUS).
4. CONCRETE PAVING AND REINFORCEMENT PER CONCRETE PAVING DETAIL, THIS SHEET.



B PAVING JOINTS

SCALE 1"=1'-0"



NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF ANY MATERIALS.
2. ALL COMPONENTS AND HARDWARE TO BE BLACK POWDER COATED STEEL UNLESS OTHERWISE NOTED.

1. 2-3/8" SCHEDULE 40 BLACK POWDER COATED STEEL TERMINAL/CORNER POST
2. 1-5/8" SCHEDULE 40 BLACK POWDER COATED STEEL LINE POST SPACED EQUALLY AT 10' O.C. MAX. SPACING.
3. MIN. 3/4" WIDE BLACK POWDER COATED STEEL TENSION BAND @ 12" O.C.
4. 3/16" X 3/4" BLACK POWDER COATED STEEL TENSION BAR
5. 1-5/8" SCHEDULE 40 BLACK POWDER COATED STEEL TOP RAIL
6. 9-GAUGE BLACK ALUMINUM TIE WIRES @ 24" O.C. ON RAILS
7. 2" MESH, 9-GAUGE BLACK VINYL-CLAD GALVANIZED STEEL FENCE FABRIC WITH KNUCKLED SELVAGE
8. 9-GAUGE BLACK VINYL-COATED STEEL TENSION WIRE
9. 9-GAUGE BLACK ALUMINUM TIE WIRES @ 12" O.C. ON POSTS
10. BLACK POWDER COATED STEEL LOOP CAP WELDED TO POST
11. BLACK POWDER COATED STEEL RAIL END
12. KNUCKLED SELVAGE AT TOP
13. FINISH GRADE
14. COMPACTED SUBGRADE
15. CONCRETE FOOTING AT POST (TYP.)
16. BLACK POWDER COATED STEEL DOME CAP WELDED TO POST

C 5' TALL CHAIN LINK FENCE

SCALE 1/2"=1'-0"

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT — ANDREW B. HANNES — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

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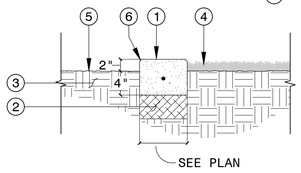
CONSTRUCTION DETAILS

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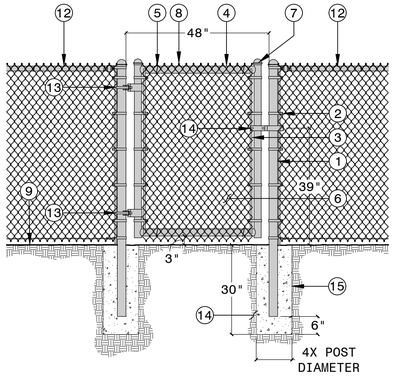
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1. CONCRETE MOW STRIP WITH #4 HORIZONTAL REBAR, CONTINUOUS, AND CONTROL JOINTS @ 8'O.C. MAX
2. 4" LAYER CLASS II AB COMPACTED TO 90%
3. NATIVE GRADE
4. ADJACENT TURF OR OTHER SURFACE PER PLAN
5. ADJACENT PLANTING AREA PER PLAN
6. 1/2" RADIUS, TYPICAL



E CONCRETE MOW STRIP

SCALE 1"=1'-0"

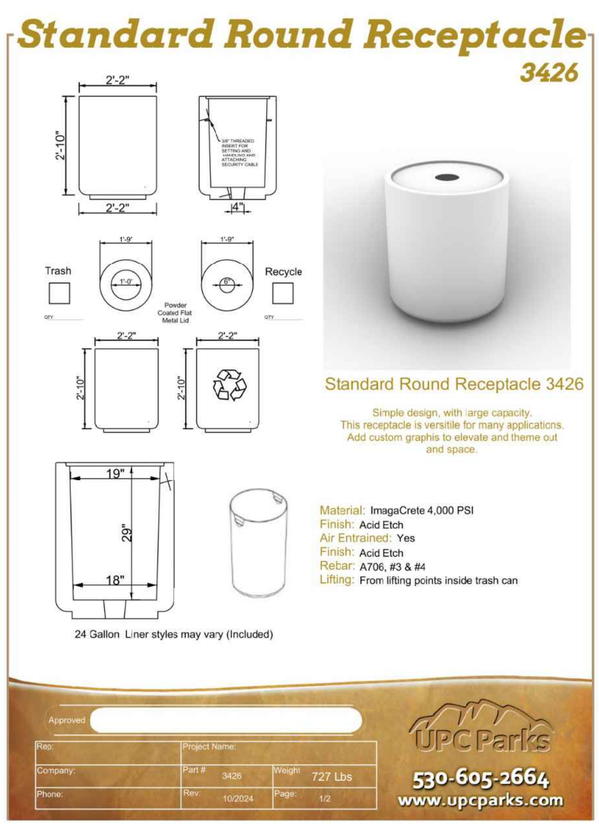


NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF ANY MATERIALS.
2. ALL COMPONENTS AND HARDWARE TO BE BLACK POWDER COATED STEEL UNLESS OTHERWISE NOTED.
3. GATE HEIGHT TO MATCH ADJACENT FENCE HEIGHT.

1. 2-3/8" SCHEDULE 40 BLACK POWDER COATED STEEL TERMINAL/CORNER POST
2. MIN. 3/4" WIDE BLACK POWDER COATED STEEL TENSION BAND @ 12" O.C.
3. 3/16" X 3/4" BLACK POWDER COATED STEEL TENSION BAR
4. 1-5/8" SCHEDULE 40 BLACK POWDER COATED STEEL GATE FRAME
5. 9-GAUGE BLACK ALUMINUM TIE WIRES @ 24" O.C. ON RAILS
6. 2" MESH, 9-GAUGE BLACK VINYL-CLAD GALVANIZED STEEL FENCE FABRIC WITH KNUCKLED SELVAGE
7. BLACK POWDER COATED STEEL DOME CAP WELDED TO POST
8. KNUCKLED SELVAGE AT TOP AND BOTTOM
9. FINISH GRADE
10. COMPACTED SUBGRADE
11. CONCRETE FOOTING AT POST (TYP.)
12. ADJACENT FENCE - SEE SEPARATE DETAIL
13. BLACK STEEL BULLDOG HINGE (TYP. OF 2 PER GATE LEAF)
14. BLACK STEEL FORK LATCH

A CHAIN LINK GATE

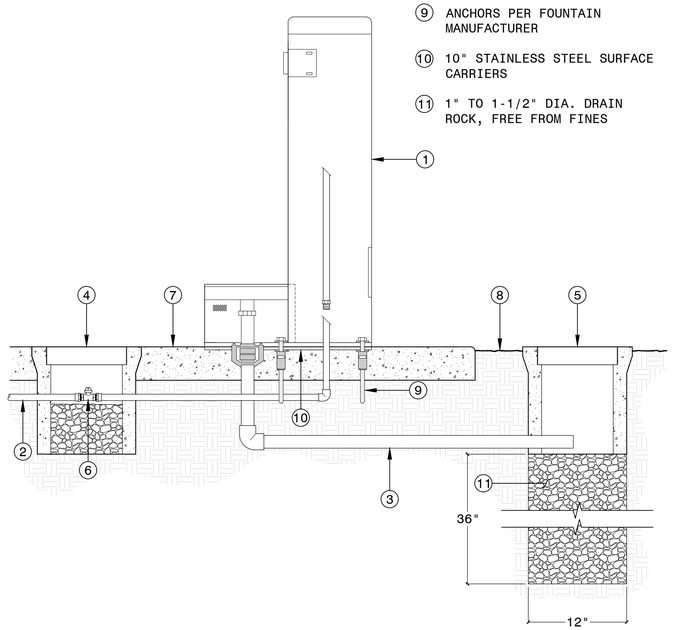
SCALE 1/2"=1'-0"



F TRASH RECEPTACLE

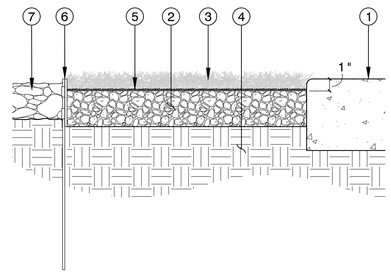
NOT TO SCALE

1. FOUNTAIN PER PLAN
2. SCHEDULE 40 PVC WATER LINE FROM IRRIGATION SYSTEM
3. PVC DRAIN LINE
4. ROUND CONCRETE TRAFFIC VALVE BOX WITH LOCKING CAST IRON LID
5. ROUND CONCRETE VALVE BOX WITH CAST IRON GRATE
6. FORD B11-NL BALL VALVE OR APPROVED EQUAL
7. FINISH SURFACE PER PLAN
8. PLANTER AREA
9. ANCHORS PER FOUNTAIN MANUFACTURER
10. 10" STAINLESS STEEL SURFACE CARRIERS
11. 1" TO 1-1/2" DIA. DRAIN ROCK, FREE FROM FINES



D DOG DRINKING FOUNTAIN

SCALE 1-1/2"=1'-0"



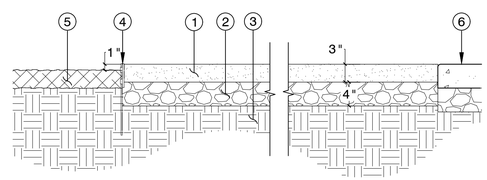
1. ADJACENT CONCRETE PAVING OR MOWSTRIP PER PLAN
2. 3" THICK LAYER OF AGGREGATE BASE COMPACTED TO 90% RELATIVE DENSITY
3. SYNTHETIC TURF - SEE PLAN FOR MANUFACTURER AND MODEL
4. COMPACTED SUBGRADE
5. ENVIROFILL TURF INFILL INSTALLED PER MANUFACTURER'S SPECIFICATIONS
6. DURA-EDGE $\frac{3}{16}$"X4" BLACK STEEL EDGING BY JD RUSSELL CO.
7. ADJACENT PLANTER

B SYNTHETIC TURF WITH STEEL HEADER

NOT TO SCALE

NOTES:
1. STABILIZED DG SHALL BE COMPACTED PER THE STABILIZER MANUFACTURER'S RECOMMENDATIONS WITH A 2 TO 5 TON DOUBLE DRUM ROLLER WITH THE VIBRATORY SETTING "OFF". COMPACTION WITH A VIBRA-PLATE OR OTHER MEANS IS NOT ACCEPTABLE UNLESS APPROVED BY THE LANDSCAPE ARCHITECT.

1. STABILIZED DECOMPOSED GRANITE PAVING.
2. COMPACTED CLASS II AGGREGATE BASE
3. NATIVE SUBGRADE COMPACTED TO 90%
4. HEADER - INSTALL FLUSH WITH SURFACE OF DG. SEE PLAN FOR HEADER INFORMATION
5. ADJACENT MULCH WHERE OCCURS - SEE PLAN
6. ADJACENT PAVING WHERE OCCURS - SEE PLAN



C STABILIZED DECOMPOSED GRANITE

SCALE 1"=1'-0"

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LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANNES
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

PROJECT NO.:	12238
DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE	RIVERS EDGE - DETAILS.DWG

CONSTRUCTION DETAILS

L2.2

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GENERAL CONSTRUCTION NOTES:

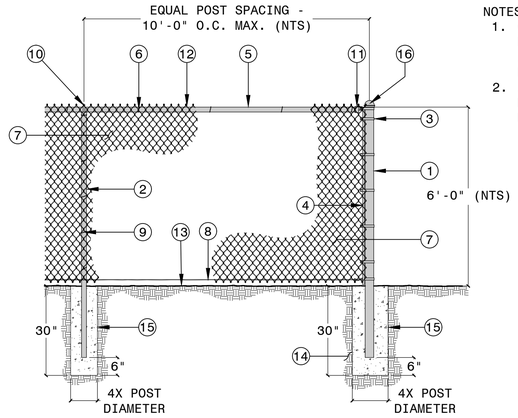
1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT FOR THE INSTALLATION OF ALL IMPROVEMENTS AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.
2. CONTRACTOR SHALL REVIEW ALL EXISTING SITE CONDITIONS PRIOR TO SUBMITTING BID AND PRIOR TO COMMENCING INSTALLATION. IF ANY DISCREPANCIES EXIST, THEY SHOULD BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY AND LANDSCAPE ARCHITECT.
3. CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING AND STAKING ALL SEWER, WATER AND UTILITY LINES ABOVE OR BELOW GRADE THAT MIGHT BE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS. CONTRACTOR SHALL ASSUME SOLE RESPONSIBILITY FOR ANY COST INCURRED FOR REPAIR, RESTORATION, OR REPLACEMENT OF AFOREMENTIONED UTILITIES DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS.
4. HARDSCAPE AND STRUCTURAL ELEMENTS SHALL BE PLACED PER THE GEOTECHNICAL REPORT.
5. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, ALL MATERIALS DESIGNATED FOR REMOVAL SHALL BE DISPOSED OF OFF-SITE.
6. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, MATERIALS TO BE PURCHASED AND FURNISHED BY THE CONTRACTOR SHALL BE NEW.
7. CONCRETE INDICATED FOR SAWCUTTING AND REMOVAL SHALL BE CUT TO A TRUE LINE WITH NEATLY SAWED EDGES. IF A SAWCUT IS WITHIN THREE (3) FEET OF AN EXISTING EXPANSION OR CONTROL JOINT, CONCRETE SHALL BE REMOVED TO THAT NEAREST JOINT.
8. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS, MANUFACTURER'S CUT OR DATA SHEETS FOR REVIEW AND APPROVAL BY THE CITY PRIOR TO ORDERING MATERIALS.
9. COSTS INCURRED DUE TO REPAIR, RESTORATION, OR REPLACEMENT OF EXISTING IMPROVEMENTS DESIGNATED "TO BE PROTECTED" OR "TO REMAIN" WHICH ARE DAMAGED AS A RESULT OF CONSTRUCTION OPERATIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
10. DEVIATIONS BETWEEN THE DRAWINGS AND ACTUAL FIELD CONDITIONS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY AND LANDSCAPE ARCHITECT.

CONCRETE CONSTRUCTION NOTES:

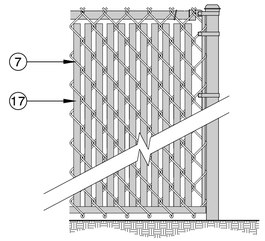
1. ALL CONCRETE FORMWORK SHALL BE INSPECTED BY THE CITY PRIOR TO POURING ANY CONCRETE.
2. LAYOUT OF CONSTRUCTION JOINTS SHALL BE AS SHOWN IN THE DRAWINGS.
3. ALL SUBGRADE PREP, SUBBASE MATERIALS AND STRUCTURAL REINFORCEMENT SHALL BE PER RECOMMENDATIONS FROM THE GEOTECHNICAL ENGINEER OR AS APPROVED BY THE CITY INSPECTOR.
4. CONCRETE MIX DESIGN SHALL BE AS REQUIRED BY THE STRUCTURAL OR GEOTECHNICAL ENGINEER.
5. CONTRACTOR SHALL COORDINATE WITH THE CITY FOR COMPACTION TESTING PRIOR TO POURING ANY CONCRETE.

STEEL CONSTRUCTION NOTES:

1. ALL WELDS SHALL BE GROUND SMOOTH.
2. CONTRACTOR SHALL PROVIDE ALL NECESSARY HARDWARE, FASTENERS AND OTHER COMPONENTS NECESSARY TO MEET THE INTENT OF THE DRAWINGS. ALTERNATE CONNECTION METHODS WILL BE ACCEPTED ONLY WITH WRITTEN APPROVAL OF THE LANDSCAPE ARCHITECT, CITY, AND STRUCTURAL ENGINEER WHERE APPLICABLE.
3. SHOP AND FIELD CONNECTIONS NOT SPECIFICALLY DETAILED ON THE DRAWINGS SHALL BE BOLTED OR WELDED.
4. ALL STRUCTURAL STEEL SHALL BE GALVANIZED.
5. STEEL MEMBERS INDICATED ON THE DRAWINGS THAT ARE TO BE ENCASED IN CONCRETE SHALL BE UNPAINTED ON THE CONTACT SURFACES AND SHALL BE WRAPPED WITH A MINIMUM W.W.F. 6X6 - W2.9 X W2.9 REINFORCING UNLESS OTHERWISE NOTED.
6. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR ALL STEEL COMPONENTS FOR REVIEW AND APPROVAL BY CITY PRIOR TO MATERIAL PROCUREMENT OR INSTALLATION OF ANY COMPONENTS.



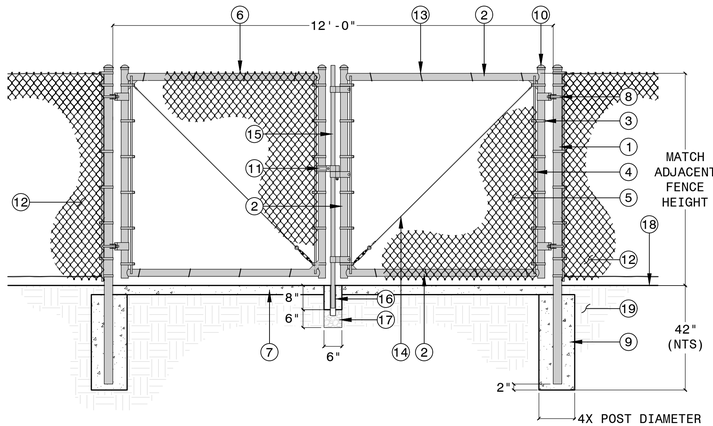
NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF ANY MATERIALS.
2. ALL COMPONENTS AND HARDWARE TO BE BLACK POWDER COATED STEEL UNLESS OTHERWISE NOTED.



1. 2-3/8" SCHEDULE 40 BLACK POWDER COATED STEEL TERMINAL/CORNER POST
2. 1-5/8" SCHEDULE 40 BLACK POWDER COATED STEEL LINE POST SPACED EQUALLY AT 10' O.C. MAX. SPACING.
3. MIN. 3/4" WIDE BLACK POWDER COATED STEEL TENSION BAND @ 12" O.C.
4. 3/16" X 3/4" BLACK POWDER COATED STEEL TENSION BAR
5. 1-5/8" SCHEDULE 40 BLACK POWDER COATED STEEL TOP RAIL
6. 9-GAUGE BLACK ALUMINUM TIE WIRES @ 24" O.C. ON RAILS
7. 2" MESH, 9-GAUGE BLACK VINYL-CLAD GALVANIZED STEEL FENCE FABRIC WITH KNUCKLED SELVAGE
8. 9-GAUGE BLACK VINYL-COATED STEEL TENSION WIRE
9. 9-GAUGE BLACK ALUMINUM TIE WIRES @ 12" O.C. ON POSTS
10. BLACK POWDER COATED STEEL LOOP CAP WELDED TO POST
11. BLACK POWDER COATED STEEL RAIL END
12. KNUCKLED SELVAGE AT TOP
13. FINISH GRADE
14. COMPACTED SUBGRADE
15. CONCRETE FOOTING AT POST (TYP.)
16. BLACK POWDER COATED STEEL DOME CAP WELDED TO POST
17. COMMERCIAL-GRADE HDPE TUBE SLATS WITH UV INHIBITOR

A 6' TALL CHAIN LINK FENCE WITH PRIVACY SLATS

SCALE 1/2"=1'-0"



1. 2-7/8"Ø SCHEDULE 40 BLACK POWDER COATED STEEL HINGE POST (TYP. OF 2)
2. 2-3/8"Ø SCHEDULE 40 BLACK POWDER COATED STEEL FRAME
3. MIN. 3/4" WIDE BLACK POWDER COATED STEEL TENSION BAND @ 12" O.C.
4. 3/16" X 3/4" BLACK POWDER COATED STEEL TENSION BAR
5. 2" MESH, 9-GAUGE BLACK VINYL-CLAD GALVANIZED STEEL FENCE FABRIC WITH KNUCKLED SELVAGE
6. KNUCKLED SELVAGE AT TOP
7. MAINTENANCE ACCESS PAD PER PLAN
8. HEAVY-DUTY GALVANIZED STEEL HINGE (TYP. OF 2 PER GATE LEAF)
9. CONCRETE FOOTING AT POST (TYP.)
10. BLACK POWDER COATED STEEL DOME CAP WELDED TO POST
11. GALVANIZED STEEL FORK LATCH
12. ADJACENT CHAIN LINK FENCE - SEE SEPARATE DETAIL
13. 9-GAUGE ALUMINUM TIE WIRES @ 16" O.C.
14. ANTI-SAG KIT WITH 3/32" DIA. STAINLESS TENSION CABLE AND 1/4" (M6) STAINLESS STEEL TURNBUCKLE
15. $1\frac{3}{8}$"Ø GALVANIZED STEEL DROP ROD W/ 1-5/8" GUIDES
16. DROP ROD SLEEVE IN CONCRETE FOOTING
17. $\frac{3}{4}$" CRUSHED DRAIN ROCK
18. FINISH GRADE
19. COMPACTED SUBGRADE

NOTES:
1. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR REVIEW AND APPROVAL BY LANDSCAPE ARCHITECT PRIOR TO PROCUREMENT OF ANY MATERIALS.
2. ALL COMPONENTS AND HARDWARE TO BE BLACK POWDER COATED STEEL UNLESS OTHERWISE NOTED.

B MAINTENANCE ACCESS GATE

SCALE 1/2"=1'-0"

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LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANDEL
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

PROJECT NO.:	12238
DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE:	RIVERS EDGE - DETAILS.DWG

CONSTRUCTION DETAILS

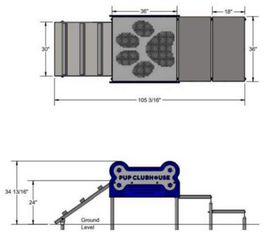
L2.3

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NORTHERN CALIFORNIA RECREATION

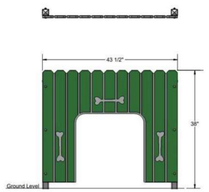




C MINI PUP CLUBHOUSE

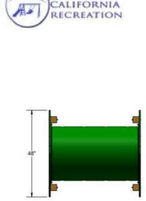
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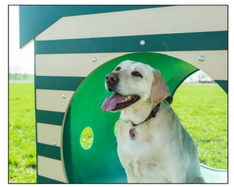


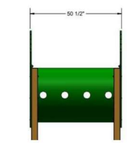


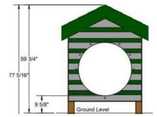
B RP DOGGIE FENCE RUN

NORTHERN CALIFORNIA RECREATION





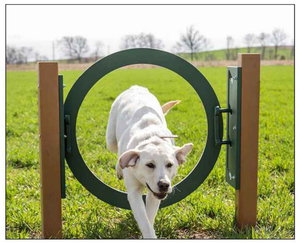


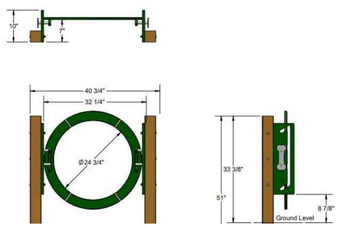




A RECYCLED CRAWL TUNNEL W/ DOG HOUSE

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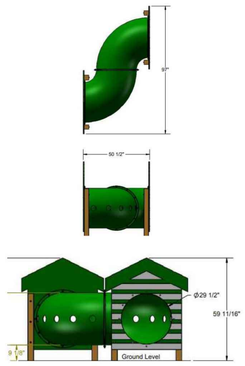




F RECYCLED RING DOG JUMP

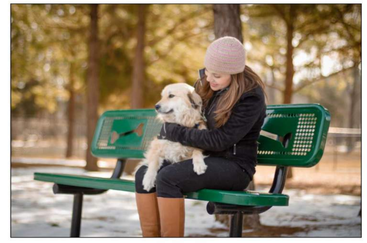
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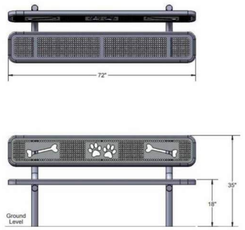




E RECYCLED CURVED TUNNEL W/ DOG HOUSE

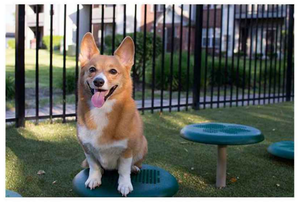
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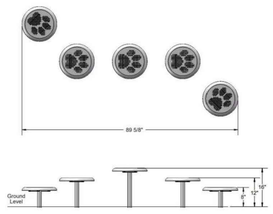




D SIT & STAY BENCH

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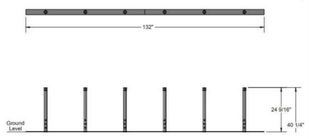




I STEPPING PAWS

NORTHERN CALIFORNIA RECREATION

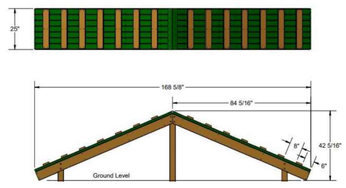




H WEAVE POST

NORTHERN CALIFORNIA RECREATION





G HILLTOP CHALLENGE

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LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANNA
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
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	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

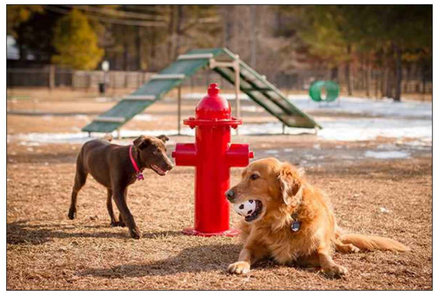
PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - DETAILS.DWG

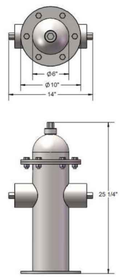
DOG AGILITY EQUIPMENT

L2.4

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NORTHERN CALIFORNIA RECREATION

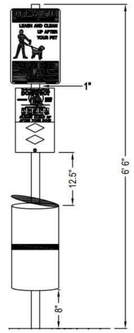




K FIRE HYDRANT

NORTHERN CALIFORNIA RECREATION





J WASTE STATION

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landscape architecture

LICENSED LANDSCAPE ARCHITECT
JOSHUA W. ANDREWS
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
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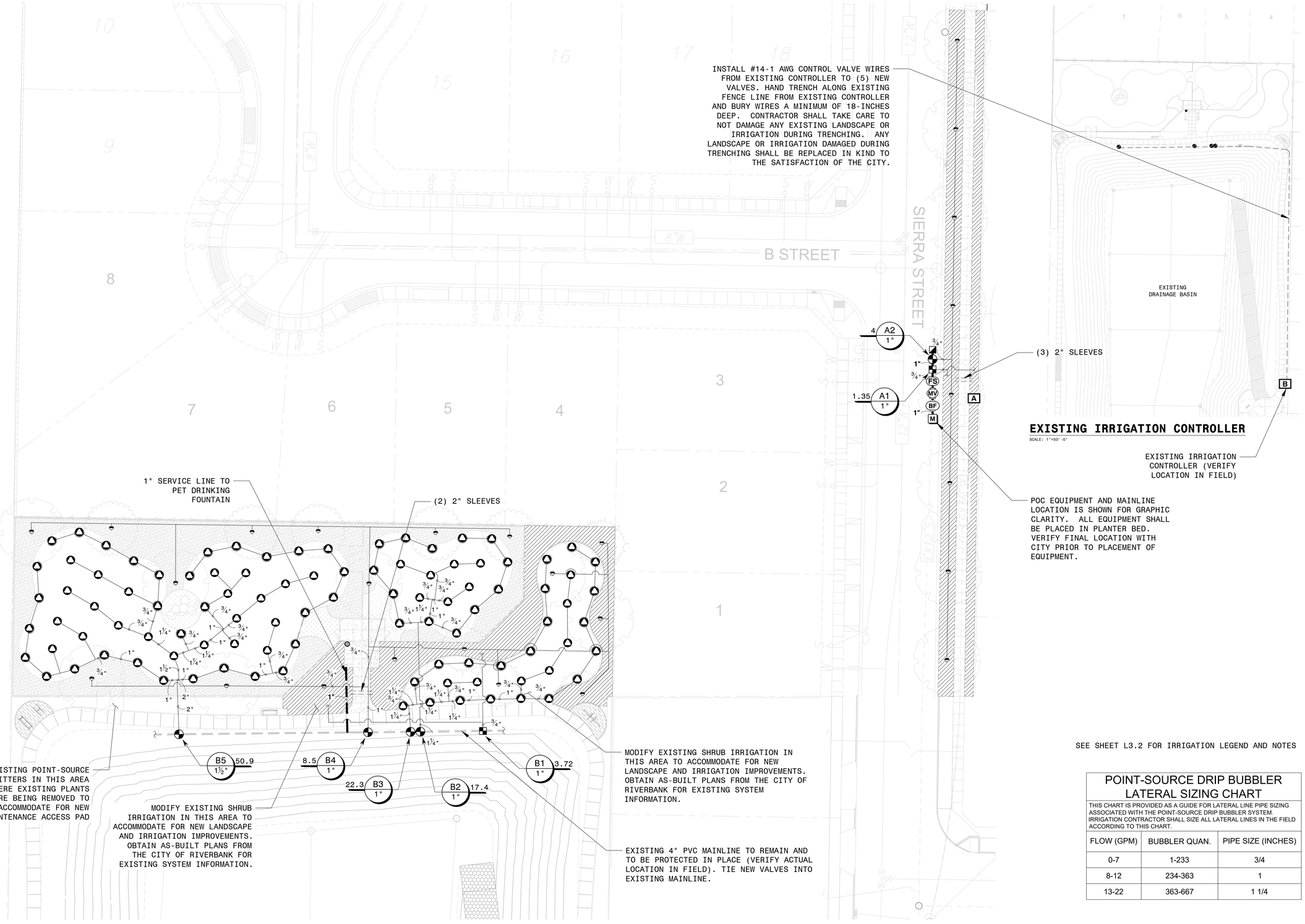
PROJECT NO.: 12238
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DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - DETAILS.DWG

DOG AGILITY EQUIPMENT

L2.5

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SEE SHEET L3.2 FOR IRRIGATION LEGEND AND NOTES

POINT-SOURCE DRIP BUBBLER LATERAL SIZING CHART

THIS CHART IS PROVIDED AS A GUIDE FOR LATERAL LINE PIPE SIZING ASSOCIATED WITH THE POINT-SOURCE DRIP BUBBLER SYSTEM. IRRIGATION CONTRACTOR SHALL SIZE ALL LATERAL LINES IN THE FIELD ACCORDING TO THIS CHART.

FLOW (GPM)	BUBBLER QUAN.	PIPE SIZE (INCHES)
0-7	1-233	3/4
8-12	234-363	1
13-22	363-667	1 1/4

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT — ANDREW B. HANNES — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
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IRRIGATION PLAN

L3.1

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PLOTTED: 9/30/2025 4:04 PM

GENERAL IRRIGATION SYSTEM NOTES:

1. DRAWINGS ARE DIAGRAMMATIC AND DO NOT NECESSARILY INDICATE ALL OFFSETS AND FITTINGS REQUIRED FOR A COMPLETE IRRIGATION SYSTEM. CONTRACTOR SHALL BE RESPONSIBLE FOR ADJUSTMENTS NECESSARY TO CONFORM TO ACTUAL FIELD CONDITIONS.
2. ALL EQUIPMENT INCLUDING MAINLINE, LATERAL LINES, AND VALVES SHOWN GRAPHICALLY IN HARDSCAPE AREAS, BUILDING FOOTPRINTS OR OFFSITE ARE FOR DESIGN CLARIFICATION ONLY AND SHALL BE INSTALLED WITHIN PLANTED AREAS UNLESS OTHERWISE NOTED ON THE DRAWINGS.
3. IRRIGATION SYSTEM SHALL BE INSTALLED IN ACCORDANCE WITH ALL LOCAL AND STATE CODES AND ORDINANCES, INCLUDING ASABE/ICC 802-2014 and AB1881 IN CALIFORNIA.
4. WATER SERVICE LINE FOR THE IRRIGATION SYSTEM SHALL BE PROVIDED BY THE DEVELOPER AT THE SIZE AND LOCATION AS SHOWN ON THE CIVIL IMPROVEMENT PLANS. WATER METER SHALL BE OBTAINED FROM THE CITY BY THE DEVELOPER AT THE DEVELOPER'S COST.
5. IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE AND EFFECTIVE COVERAGE OF ALL PLANTING AREAS. DURING THE MAINTENANCE PERIOD, IT IS THE RESPONSIBILITY OF THE LANDSCAPE MAINTENANCE CONTRACTOR TO ENSURE ALL PLANT MATERIAL RECEIVES SUFFICIENT WATER FOR ESTABLISHMENT AND TO SUSTAIN PLANT HEALTH.
6. THE IRRIGATION SYSTEM SHALL BE INSTALLED AND TESTED TO THE SATISFACTION OF THE CITY PRIOR TO THE INSTALLATION OF ANY PLANT MATERIALS.
7. TRENCHING DEPTHS FOR IRRIGATION PIPING SHALL BE AS FOLLOWS:
   MAINLINE: 24" LATERAL LINES: 12" IN PLANTERS / 16" IN TURF AREAS
   ALL DIMENSIONS ARE FROM THE TOP OF THE PIPE.
8. WHERE NOT SHOWN, LATERAL LINE SIZES FOR POINT-SOURCE BUBBLERS SHALL DETERMINED IN THE FIELD BY THE CONTRACTOR. MINIMUM LATERAL SIZE SHALL BE 3/4". SEE DRIP BUBBLER PIPE SIZING CHART TO DETERMINE THE REQUIRED PIPE SIZES BASED ON FLOW OR BUBBLER QUANTITY.
9. IF SETTLEMENT OCCURS ALONG TRENCHES AND ADJUSTMENT(S) TO PIPES, VALVES, OR HEADS IS REQUIRED, THE CONTRACTOR, AS PART OF WORK UNDER THIS CONTRACT, SHALL MAKE ALL ADJUSTMENTS WITHOUT EXTRA COSTS TO THE OWNER.
10. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO FILL AND REPAIR ALL DEPRESSIONS AND REPLACE ALL NECESSARY LAWN AND/OR PLANTING DUE TO THE SETTLEMENT OF IRRIGATION FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE.
11. CONTRACTOR SHALL GUARANTEE THAT ALL FURNISHED MATERIALS AND WORKMANSHIP ARE FREE OF DEFECTS FOR ONE YEAR FOLLOWING THE ACCEPTED COMPLETION OF MAINTENANCE. CONTRACTOR SHALL BE LIABLE FOR REPAIRS AND REPLACEMENT OF DEFICIENT MATERIALS DURING THIS GUARANTEE PERIOD.
12. SPLICING OF IRRIGATION CONTROL WIRES WILL NOT BE PERMITTED EXCEPT IN VALVE BOXES. WIRE CONNECTORS SHALL BE 3M DBR/Y-6, OR AS SPECIFIED IN DETAILS, INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
13. CONTROL VALVES SHALL BE SIZED AS DESIGNATED ON THE DRAWINGS AND SHALL BE INSTALLED IN VALVE BOXES AS INDICATED IN THE DETAILS. BOXES SHALL BE SET FLUSH WITH THE FINISH GRADE OR SURFACE AND PERMANENTLY MARKED AS INDICATED IN THE DETAILS.
14. ALL CONTROL VALVES SHALL BE INSTALLED A MINIMUM OF TEN (10) FEET FROM TREES. IRRIGATION CONTRACTOR SHALL MARK ALL PROPOSED TREE LOCATIONS PRIOR TO INSTALLATION OF ANY CONTROL VALVES TO ENSURE COMPLIANCE WITH THIS REQUIREMENT.
15. FINAL LOCATION OF ALL MAJOR IRRIGATION SYSTEM COMPONENTS INCLUDING IRRIGATION CONTROLLERS, BACKFLOW PREVENTION DEVICES, BOOSTER PUMPS, ETC. SHALL BE APPROVED BY THE CITY PRIOR TO INSTALLATION.
16. IRRIGATION CONTRACTOR SHALL COORDINATE WITH ELECTRICAL CONTRACTOR FOR ALL LINE VOLTAGE ELECTRICAL CONNECTIONS TO IRRIGATION CONTROLLERS AND BOOSTER PUMPS.
17. POINT-SOURCE BUBBLERS SHALL BE LOCATED ON THE UPHILL SIDE OF THE PLANT MATERIAL BEING IRRIGATED. SEE IRRIGATION LEGEND FOR QUANTITY REQUIRED PER CONTAINER SIZE.
18. A LAMINATED, COLOR-CODED, REDUCED SIZE IRRIGATION PLAN SHALL BE FURNISHED TO THE OWNER PRIOR TO THE START OF THE MAINTENANCE PERIOD. PLACE ANOTHER LAMINATED COPY INSIDE THE CONTROLLER CABINET DOOR.
19. CONTRACTOR SHALL INSTALL LATERAL LINE CHECK VALVES WHERE NECESSARY TO PREVENT LOW HEAD DRAINAGE. MODEL SHALL BE NDS FLO CONTROL SPRING CHECK VALVE RATED TO 200 PSI, MODEL 1790 (SLIP X SLIP CONNECTION WITH UNION), LINE SIZE OR APPROVED EQUAL.
20. CONTRACTOR MUST PROVIDE AN IRRIGATION AUDIT IN ACCORDANCE WITH LOCAL WELO AND TITLE 23 DEPARTMENT OF WATER RESOURCES SECTION 492.12: IRRIGATION AUDIT, IRRIGATION SURVEY, AND IRRIGATION WATER USE ANALYSIS, PRIOR TO PROJECT ACCEPTANCE.
21. CONTRACTOR SHALL PROVIDE A CERTIFICATE OF COMPLETION AS REQUIRED TO THE CITY OF RIVERBANK. SEE CALIFORNIA CODE OF REGULATIONS TITLE 23 WATER DIVISION 2 DEPARTMENT OF WATER RESOURCES CHAPTER 2.7: MODEL WATER EFFICIENT LANDSCAPE ORDINANCE, APPENDIX C.
22. CONTRACTOR SHALL NOT WILLFULLY INSTALL THE IRRIGATION SYSTEM AS SHOWN ON THE DRAWINGS WHEN IT IS OBVIOUS IN THE FIELD THAT OBSTRUCTIONS, GRADE DIFFERENCES OR DIFFERENCES IN THE AREA DIMENSIONS EXIST THAT MIGHT NOT HAVE BEEN CONSIDERED IN THE ENGINEERING OF THE SYSTEM. SUCH OBSTRUCTIONS OF DIFFERENCES SHALL BE BROUGHT TO THE ATTENTION OF THE CITY AND LANDSCAPE ARCHITECT PRIOR TO COMMENCING WITH ANY WORK.

IRRIGATION SLEEVING NOTES:

1. ALL LATERAL AND MAINLINE PIPING UNDER PAVING SHALL BE INSTALLED IN PVC SCHEDULE 40 SLEEVES, A MINIMUM OF TWO TIMES THE DIAMETER OF THE PIPE BEING SLEEVED. ALL PIPING SHALL BE SLEEVED INDIVIDUALLY - MULTIPLE PIPES WITHIN A SLEEVE SHALL NOT BE ALLOWED.
2. TWO-WIRE PATH SHALL BE INSTALLED IN MINIMUM 2" PVC SCHEDULE 40 GRAY CONDUIT. CONDUIT MAY OCCUPY THE SAME SLEEVE AS THE MAINLINE.
3. IRRIGATION SLEEVES ON PLANS ARE SHOWN BASED ON THE LANDSCAPE ARCHITECT'S ANTICIPATED MAIN AND LATERAL PIPE ROUTING. IRRIGATION CONTRACTOR SHALL DETERMINE ACTUAL SLEEVE LOCATIONS NEEDED IN THE FIELD BASED ON ACTUAL PIPE ROUTING.
4. ALL ROADWAYS AND DRIVEWAYS SHALL HAVE ONE (1) EXTRA SLEEVE INSTALLED BESIDE THE PRIMARY SLEEVE IN THE EVENT OF PRIMARY SLEEVE FAILURE. THE SIZE OF THE EXTRA SLEEVE SHALL MATCH THE SIZE OF THE LARGEST SLEEVE AT THAT LOCATION.
5. ALL IRRIGATION SLEEVES CROSSING ROADWAYS SHALL BE PERMANENTLY MARKED WITH A 2-INCH TALL "I", ETCHED INTO THE CURB DIRECTLY ABOVE THE SLEEVE, ON BOTH ENDS OF THE SLEEVE.

RECORD DRAWINGS:

1. CONTRACTOR SHALL PROVIDE RECORD DRAWINGS OF THE IRRIGATION SYSTEM TO THE CITY PRIOR TO THE START OF THE MAINTENANCE PERIOD. RECORD DRAWINGS SHALL BE PROVIDED ON 24"X36" SHEETS AND SHALL INCLUDE THE ACTUAL INSTALLED LOCATION OF THE FOLLOWING COMPONENTS, WITH DIMENSIONS FROM TWO PERMANENT POINTS OF REFERENCE:
   - IRRIGATION MAINLINE / TWO WIRE PATH
   - CONTROL VALVES
   - QUICK COUPLER VALVES
   - GATE VALVES
   - CONTROLLER
   - SPLICE BOXES
   - MAINLINE AND WIRE STUBS FOR FUTURE CONNECTIONS
   - TWO-WIRE GROUNDING
   - POC EQUIPMENT, INCLUDING WATER METER, MASTER VALVE, FLOW SENSOR, BACKFLOW PREVENTER AND BOOSTER PUMP
2. RECORD DRAWINGS SHALL BE UPDATED DAILY AND KEPT ON THE PROJECT SITE AT ALL TIMES.
3. CONTRACTOR SHALL ALSO PROVIDE TWO COLOR-CODED CONTROLLER CHARTS TO THE CITY SHOWING THE COVERAGE AREA OF ALL IRRIGATION ZONES ON A LAMINATED 11"X17" SHEET.

IRRIGATION_SCHEDULE

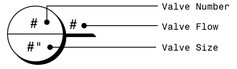
SPRINKLER HEADS

SYMBOL	MANUFACTURER/MODEL	ARC	PSI	GPM	RADIUS
	HUNTER MP2000 PROS-06-PRS30-CV G	210-270	35	0.81-1.03	18'
	HUNTER MP2000 PROS-06-PRS30-CV K	90-210	35	0.40-0.81	18'
	HUNTER MP2000 PROS-06-PRS30-CV R	360	35	1.37	18'

EQUIPMENT

SYMBOL	MANUFACTURER/MODEL	DESCRIPTION
	HUNTER HEB-20	2.0 GPH POINT-SOURCE DRIP BUBBLER MOUNTED ON 1/2" PVC IPS FLEX RISER EMITTER SCHEDULE: 1-GAL. SHRUBS: (1) HEB-20 EMITTERS 5-GAL. SHRUBS: (2) HEB-20 EMITTERS
	RAIN BIRD RWS-B-C-1401; 1401	0.25 GPM ROOT WATERING SYSTEM (1 PER TREE) WITH 0.25 GPM SUPPLEMENTAL SURFACE BUBBLER (1 PER TREE) - SYMBOL REPRESENTS BOTH ITEMS
	RAIN BIRD 100-PEB	1" ELECTRIC REMOTE CONTROL VALVE
	RAIN BIRD XCZ-100-PRBR	1" ELECTRIC REMOTE CONTROL DRIP ZONE KIT
	RAIN BIRD 33-LRC	3/4" QUICK COUPLER VALVE WITH LOCKING RUBBER COVER
MV	BUCKNER-SUPERIOR 3100-100	1" NORMALLY OPEN MASTER CONTROL VALVE
BF	FEBCO LF825Y 3/4"	3/4" LEAD-FREE REDUCED PRESSURE ZONE BACKFLOW PREVENTION ASSEMBLY
A	HUNTER A2C-1200-PP	12-STATION CONTROLLER WITH PLASTIC PEDESTAL
B	HUNTER A2C-1200-PP (EXISTING)	EXISTING 12-STATION CONTROLLER WITH PLASTIC PEDESTAL. ADD HUNTER A2M 6-STATION EXPANSION MODULE TO CONTROLLER TO ACCOMMODATE NEW VALVES.
FS	CREATIVE SENSOR TECHNOLOGY FSI-T10-001	1" TEE TYPE FLOW SENSOR
M	APPROVED	3/4" WATER METER (PROVIDED BY DEVELOPER)
	IRRIGATION LATERAL LINE: PVC SCHEDULE 40	3/4" MINIMUM SIZE WITH PVC SCHEDULE 40 SOLVENT-WELD FITTINGS (SIZE PER PLAN - ALSO SEE DRIP BUBBLER LATERAL SIZING CHART)
	IRRIGATION MAINLINE: PVC SCHEDULE 40	FOR MAINLINE 2" AND SMALLER WITH PVC SCHEDULE 40 SOLVENT-WELD FITTINGS (SIZE PER PLAN).
	PIPE SLEEVE: PVC SCHEDULE 40	SIZES AND QUANTITIES PER PLAN

Valve Callout



NOTES:
1. SEE SHEETS L3.3-L3.4 FOR IRRIGATION DETAILS

VALVE SCHEDULE

NUMBER	MODEL	SIZE	TYPE	GPM	DESIGN PSI	PSI	PRECIP
A1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	1.35	20	27.0	0.08 in/h
A2	RAIN BIRD PEB	1"	BUBBLER	4	30	32.0	1.7 in/h
B1	RAIN BIRD XCZ-100-PRB-COM	1"	AREA FOR DRIP EMITTERS	3.72	20	27.3	0.18 in/h
B2	RAIN BIRD PEB	1"	TURF ROTARY	17.44	35	40.8	0.71 in/h
B3	RAIN BIRD PEB	1"	TURF ROTARY	22.33	35	41.8	0.65 in/h
B4	RAIN BIRD PEB	1"	BUBBLER	8.5	30	34.0	1.7 in/h
B5	RAIN BIRD PEB	1-1/2"	TURF ROTARY	50.88	35	43.1	0.64 in/h

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LICENSED LANDSCAPE ARCHITECT — ANDREW B. HANNES — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - IRRIG.DWG

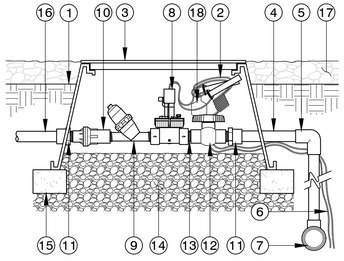
IRRIGATION LEGEND AND NOTES

L3.2

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

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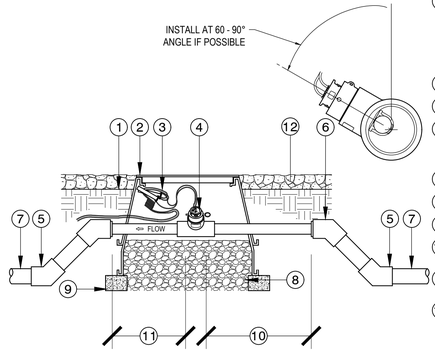
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. INSTALL IN MANIFOLDS WHENEVER POSSIBLE, SEE INSTALLATION DIAGRAMS.



1. FINISHED GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND 3M DBY WIRE CONNECTORS
3. CHRISTY N16 CONCRETE VALVE BOX WITH N16J BOLT-DOWN LID
4. PVC MAINLINE
5. SCH 40 PVC ELL
6. CONTROL WIRES TO CONTROLLER
7. PVC MAINLINE FITTING
8. INLINE REMOTE CONTROL VALVE
9. MESH Y-FILTER
10. PRESSURE REGULATOR
11. SCH 40 PVC MALE ADAPTER
12. SCH 40 PVC BALL VALVE
13. SCH 80 PVC CLOSE NIPPLE
14. PEA GRAVEL SUMP, 6"MIN
15. BRICK SUPPORT, 1 PER CORNER
16. LATERAL LINE TO DRIP
17. MULCH LAYER PER PLAN
18. VALVE I.D. TAG

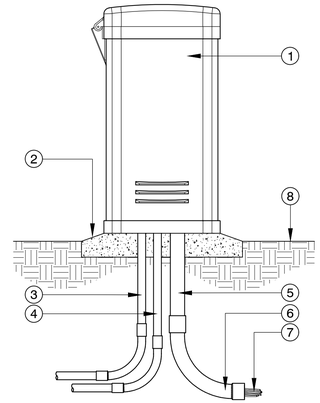
F REMOTE CONTROL DRIP ZONE KIT
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.



1. FINISHED GRADE
2. CHRISTY BO9 CONCRETE VALVE BOX WITH BO9TL CAST IRON LOCKING LID
3. FLOW SENSOR CABLE TO IRRIGATION CONTROLLER AS REQUIRED BY SENSOR MANUFACTURER WITH 3M DBY WIRE CONNECTORS
4. FLOW SENSOR, SEE LEGEND
5. PVC 45 DEGREE ELL
6. PVC 45 DEGREE ELL, BUSH DOWN TO FLOW METER SIZE AS NECESSARY
7. MAINLINE
8. PEA GRAVEL SUMP, 6"MIN
9. BRICK SUPPORT, 1 PER CORNER
10. MIN 10x PIPE DIAMETER UPSTREAM OF STRAIGHT PIPE
11. MIN 5x PIPE DIAMETER DOWNSTREAM OF STRAIGHT PIPE
12. MULCH LAYER PER PLAN

D FLOW SENSOR
NTS



1. PLASTIC CONTROLLER PEDESTAL PER IRRIGATION LEGEND
2. CONCRETE PEDESTAL BASE PER PEDESTAL MANUFACTURER'S SPECIFICATIONS - ENSURE POSITIVE DRAINAGE AWAY FROM PEDESTAL
3. 1" ELECTRICAL SUPPLY CONDUIT STUBBED OUT OF PEDESTAL FOR CONNECTION BY ELECTRICAL CONTRACTOR
4. 1" GROUND WIRE CONDUIT
5. CONTROL VALVE WIRE CONDUIT (SIZE AS REQUIRED TO ACCOMMODATE WIRES)
6. 90-DEGREE SWEEP ELBOWS
7. CONTROL WIRES TO CONTROL VALVES
8. FINISH GRADE

NOTES:
1. ALL CONDUITS AND FITTINGS SHALL BE GRAY SCHEDULE 40 PVC.
2. VERIFY CONTROLLER LOCATION WITH OWNER PRIOR TO INSTALLATION.
3. 110/120 VAC ELECTRICAL CONNECTIONS SHALL BE MADE BY ELECTRICAL CONTRACTOR.

A PLASTIC PEDESTAL MOUNT CONTROLLER
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

1. CHRISTY GO3T CONCRETE VALVE BOX WITH GO3CT CAST IRON BLOT-DOWN LID
2. FINISHED GRADE
3. PEA GRAVEL SUMP, 6"MIN
4. 8"LONG SCH 80 PVC THREADED NIPPLE
5. SCH 80 PVC THREADED 90-DEGREE ELL
6. PVC MAINLINE
7. MAINLINE FITTING
8. 10"LONG SCH 80 PVC THREADED NIPPLE
9. QUICK COUPLING VALVE, SEE LEGEND
10. #4 X 30" LONG REBAR STAKE WITH (2) STAINLESS STEEL WORM GEAR HOSE CLAMPS
11. BRICK SUPPORTS, (2) TOTAL
12. SCH 40 PVC 90-DEGREE STREET ELL
13. MULCH LAYER PER PLAN

G QUICK COUPLING VALVE
NTS

NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
3. INSTALL IN MANIFOLDS WHENEVER POSSIBLE, SEE INSTALLATION DIAGRAMS.

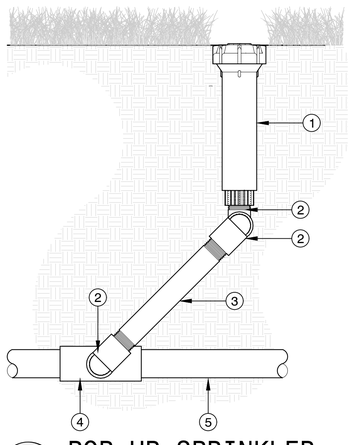
1. FINISHED GRADE
2. CONTROL WIRES WITH 36" SERVICE COIL AND 3M DBY WIRE CONNECTORS
3. CHRISTY N16 VALVE BOX WITH N16J CAST IRON BOLT-DOWN LID
4. PVC MAINLINE
5. SCH 40 PVC ELL
6. CONTROL WIRES TO CONTROLLER
7. PVC MAINLINE FITTING
8. INLINE REMOTE CONTROL VALVE
9. SCH 40 PVC MALE ADAPTER
10. SCH 40 PVC BALL VALVE
11. SCH 80 PVC CLOSE NIPPLE
12. PEA GRAVEL SUMP, 6"MIN
13. BRICK SUPPORT, 1 PER CORNER
14. LATERAL LINE TO DRIP
15. MULCH LAYER PER PLAN
16. VALVE I.D. TAG

E REMOTE CONTROL VALVE
NTS

1. MASTER VALVE, SEE LEGEND
2. CHRISTY BO9 CONCRETE VALVE BOX WITH BO9TL CAST IRON LOCKING LID
3. FINISHED GRADE
4. MAINLINE FROM POINT OF CONNECTION
5. SCH 80 PVC MALE ADAPTER
6. PEA GRAVEL SUMP, MIN 6"
7. 3M DBY WIRE CONNECTOR
8. CONTROL AND COMMON WIRE TO DESIGNATED AUTOMATIC IRRIGATION CONTROLLER
9. BRICK SUPPORT, 1 PER CORNER
10. MULCH LAYER PER PLAN
11. MAINLINE TO FLOW SENSOR

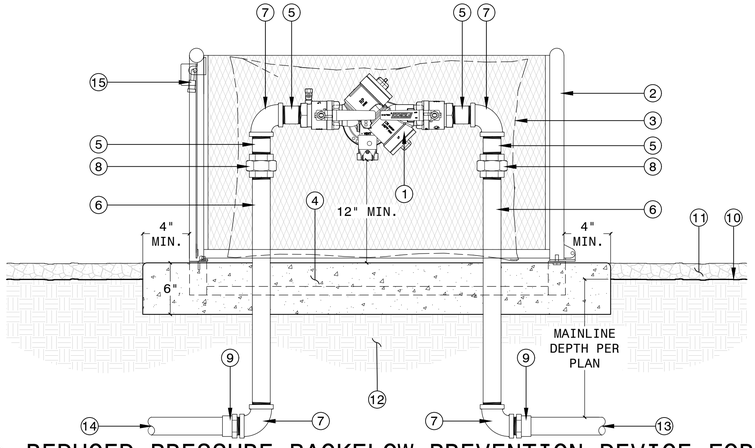
NOTES:
1. INSTALLATION SHALL CONFORM WITH ALL LOCAL CODES.
2. INSTALL IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.

B MASTER CONTROL VALVE
NTS



1. POP-UP SPRINKLER PER PLAN
2. ½" HDPE MARLEX STREET ELL (MIPTXFIPT)
3. ½" SCHEDULE 80 PVC NIPPLE (TBE)
4. PVC LATERAL LINE FITTING
5. PVC LATERAL LINE PER PLAN
6. FINISH GRADE

H POP-UP SPRINKLER
NOT TO SCALE



1. LEAD-FREE RP BACKFLOW PREVENTION DEVICE - SEE PLAN FOR SIZE, MANUFACTURER AND MODEL NUMBER
2. BACKFLOW ENCLOSURE - HGS SERIES BY GUARDSHACK OR APPROVED EQUAL
3. INSULATION BLANKET - FROSTGUARD BY GUARDSHACK OR APPROVED EQUAL
4. 6" THICK CONCRETE PAD SIZED TO PROVIDE A MIN. OF 4" OF CLEARANCE ON ALL SIDES ON ENCLOSURE
5. MIN. 3"L GALVANIZED IRON NIPPLE
6. GALVANIZED IRON NIPPLE - LENGTH AS REQUIRED
7. GALVANIZED IRON 90° ELBOW
8. GALVANIZED IRON UNION
9. SCHEDULE 40 PVC MALE ADAPTER
10. FINISH GRADE
11. MULCH LAYER - SEE LANDSCAPE PLAN
12. COMPACTED SUBGRADE
13. PVC MAINLINE FROM WATER SERVICE PER PLAN
14. PVC MAINLINE TO IRRIGATION SYSTEM PER PLAN
15. PADLOCK BY OWNER

NOTES:
1. USE PIPE JOINT COMPOUND ON ALL METAL TO METAL CONNECTIONS.
2. USE PTFE TAPE ON ALL PVC TO METAL CONNECTIONS.
3. ALL BELOW GROUND METAL PIPING SHALL BE WRAPPED WITH VINYL CORROSION PROTECTION TAPE (3M 51 SERIES OR EQUAL)

C REDUCED PRESSURE BACKFLOW PREVENTION DEVICE FOR SIZES 3/4" TO 2"
NOT TO SCALE

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landscape architecture

LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANNES
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
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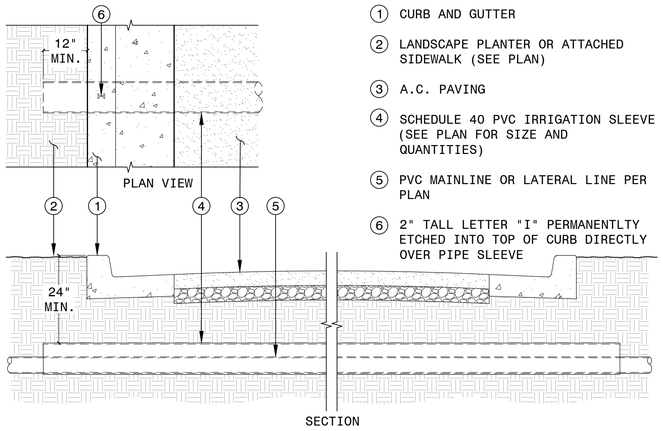
PROJECT NO.:	12238
DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE:	RIVERS EDGE - IRRIG.DWG

IRRIGATION DETAILS

L3.3

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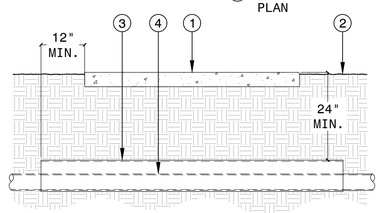


SECTION

1. CURB AND GUTTER
2. LANDSCAPE PLANTER OR ATTACHED SIDEWALK (SEE PLAN)
3. A.C. PAVING
4. SCHEDULE 40 PVC IRRIGATION SLEEVE (SEE PLAN FOR SIZE AND QUANTITIES)
5. PVC MAINLINE OR LATERAL LINE PER PLAN
6. 2" TALL LETTER "I" PERMANENTLTY ETCHED INTO TOP OF CURB DIRECTLY OVER PIPE SLEEVE

C IRRIGATION SLEEVE AT ROADWAY

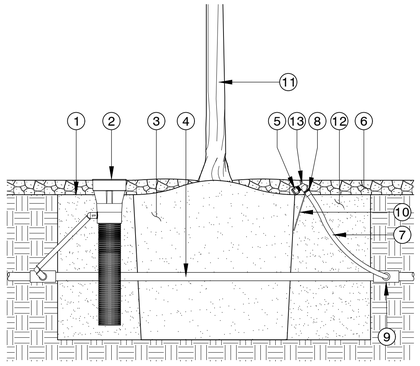
NOT TO SCALE



1. SIDEWALK
2. LANDSCAPE PLANTER
3. SCHEDULE 40 PVC IRRIGATION SLEEVE (SEE PLAN FOR SIZE AND QUANTITIES)
4. PVC MAINLINE OR LATERAL LINE PER PLAN

A IRRIGATION SLEEVE AT SIDEWALK

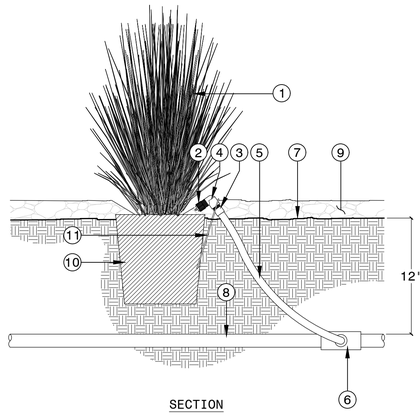
NOT TO SCALE



1. FINISHED GRADE
2. ROOT WATERING SYSTEM PER PLAN
3. TREE ROOT BALL
4. PVC LATERAL LINE PER PLAN
5. SURFACE BUBBLER PER PLAN
6. MULCH LAYER PER PLAN
7. ½" PVC IPS FLEX HOSE
8. ½" SCH. 40 BLACK PVC MALE ADAPTER (SPEARS 436-005B OR EQUAL)
9. PVC LATERAL LINE TEE OR ELL
10. 6" GALV. STEEL SOIL STAPLE
11. TREE TRUNK
12. PLANTING PIT
13. ½" HDPE MARLEX STREET ELL

D TREE BUBBLERS

NTS



SECTION

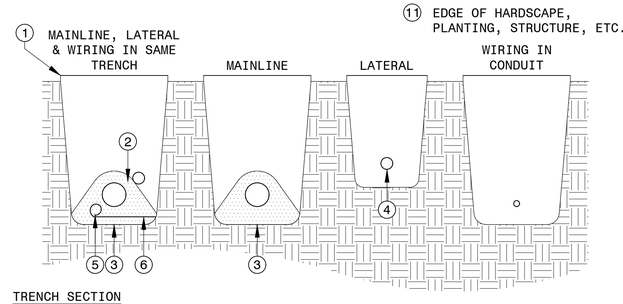
1. SHRUB OR TREE PER PLAN
2. POINT-SOURCE EMITTER PER PLAN
3. ½" SCH. 40 BLACK PVC MALE ADAPTER (SPEARS 436-005B OR EQUAL)
4. ½" HDPE MARLEX STREET ELL
5. ½" PVC IPS FLEX HOSE
6. SCHEDULE 40 PVC ELBOW OR TEE
7. FINISH GRADE
8. PVC LATERAL LINE PER PLAN
9. MULCH LAYER PER PLAN
10. ROOT BALL
11. 6" GALV. STEEL SOIL STAPLE

E POINT-SOURCE DRIP EMITTER

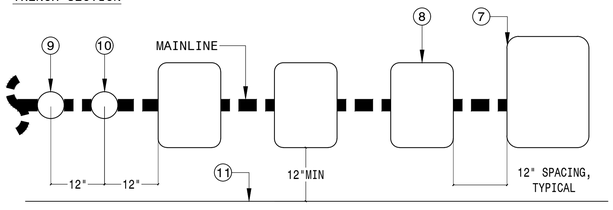
NOT TO SCALE

NOTES:

1. SLEEVE BELOW ALL HARDSCAPE ELEMENTS, SEE LEGEND FOR SIZING.
2. CENTER VALVE BOX OVER REMOTE CONTROL VALVE (RCV).
3. SET RCV AND BOX ASSEMBLY IN PLANTING AREA WHERE POSSIBLE. INSTALL IN TURF ONLY IF GROUNDCOVER/SHRUBS AREA DOES NOT EXIST.
4. SET BOXES PARALLEL TO EACH OTHER AND PERPENDICULAR TO EDGE OF HARDSCAPE/STRUCTURE.
5. AVOID HEAVILY COMPACTING SOIL AROUND BOXES TO PREVENT COLLAPSE AND DEFORMATION OF BOX SIDES.
6. INSTALL EXTENSION BY BOX MANUFACTURER AS REQUIRED TO COMPLETELY ENCLOSE ASSEMBLY FOR EASY ACCESS.
7. NEVER INSTALL BOX IN HARDSCAPE UNLESS EXPLICITLY NOTED OTHERWISE IN PLANS.



TRENCH SECTION



VALVE LAYOUT PLAN

1. FINISHED GRADE
2. PROVIDE A MINIMUM OF 2" CLEAR BETWEEN PIPES
3. PROVIDE A MINIMUM OF 3" SAND ENVELOPE AROUND ALL MAINLINE
4. SNAKE SOLVENT-WELD PLASTIC PIPING IN TRENCH AS SHOWN
5. TIE 24" LOOP IN WIRING AT CHANGES OF DIRECTION OF 30 DEGREES OR MORE. UNTIE AFTER ALL CONNECTIONS HAVE BEEN MADE.
6. INSTALL WIRING BENEATH AND BESIDE MAINLINE. TAPE AND BUNDLE AT 10-FOOT INTERVALS.
7. 16"X25" RECTANGULAR VALVE BOX FOR EMITTER MANIFOLD ASSEMBLY
8. 14"X19" RECTANGULAR VALVE BOX FOR REMOTE CONTROL VALVE
9. QUICK COUPLING VALVE
10. PVC BALL VALVE
11. EDGE OF HARDSCAPE, PLANTING, STRUCTURE, ETC.

B INSTALLATION DIAGRAMS

NTS

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LICENSED LANDSCAPE ARCHITECT — ANDREW B. HANNES — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

PROJECT NO.:	12238
DESIGNED BY:	JWA
DRAWN BY:	OGP
CHECKED BY:	JWA
DATE:	2025.05.07
SCALE:	
CAD DWG FILE	RIVERS EDGE - IRRIG.DWG

IRRIGATION DETAILS

L3.4

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WATER BUDGET AND WATER USE CALCULATOR
CONTROLLER 'A'

Date:	5/29/2025
Project Name:	River's Edge - Controller 'A'
Project Contact:	Jeff Azevedo
Project Contact Email:	jazevedo@sitelandarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	50.3	0.45	-	3,397	47,672	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	50.3	1,258	-	39,237	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	8,436	Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	3,197	0.30	0.81	1,184
	2	Trees	Bubbler	200	0.30	0.81	74
	3						-
	4						-
		Landscape area (not including SLA)		3 ,397			1,258

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area		1.0	-
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	0		0

Total Landscape Area (including SLA) from ETWU Calculation	3,397

WATER BUDGET AND WATER USE CALCULATOR
CONTROLLER 'B'

Date:	5/29/2025
Project Name:	River's Edge - Controller 'B'
Project Contact:	Jeff Azevedo
Project Contact Email:	jazevedo@sitelandarch.com

Maximum Applied Water Allowance (MAWA)	Project Type	ETo	ETAF	Special Landscape Area (SLA)	Total Landscape Area including SLA	MAWA (gal/yr)	
	Non-residential	50.3	0.45	12,302	21,307	510,024	MAWA =(ETo) * (0.62) *[(ETAF*LA) + ((1-ETAF) * SLA)].

Estimated Total Water Use (ETWU)	ETo	(SF * PF) / IE	SLA	ETWU (gal/yr)	
	50.3	1,309	12,302	424,469	ETWU =(ETo) * (0.62) *[(PF*SF/IE) + SLA]

Difference between MAWA and ETWU	85,554	Project meets water budget.

ETWU Calculation (Regular landscape areas)	Zone #	Description	Select Irrigation	Square Feet (SF)	Plant Factor (PF)	Irrigation Efficiency (IE)	(SF * PF) / IE
	1	Low Water Use Shrubs/Groundcover	Drip	2,934	0.30	0.81	1,087
	2	Trees	Bubbler	450	0.40	0.81	222
	3	Decomposed Granite		4,931			-
	4	Synthetic Turf		690			-
		Landscape area (not including SLA)		9 ,005			1,309

ETWU Calculation Special Landscape Areas (SLA)	Description	Square Feet (SF)	Plant Factor / Irrigation Efficiency (PF/IE)	(SF * PF) / IE
	Edible planting area		1.0	-
	Multi-use and sports field turf area	12,302	1.0	12,302
	Area irrigated with recycled water		1.0	-
	Pool		1.0	-
	Total SLA	12,302		12,302

Total Landscape Area (including SLA) from ETWU Calculation	21,307

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LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANKE
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
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	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

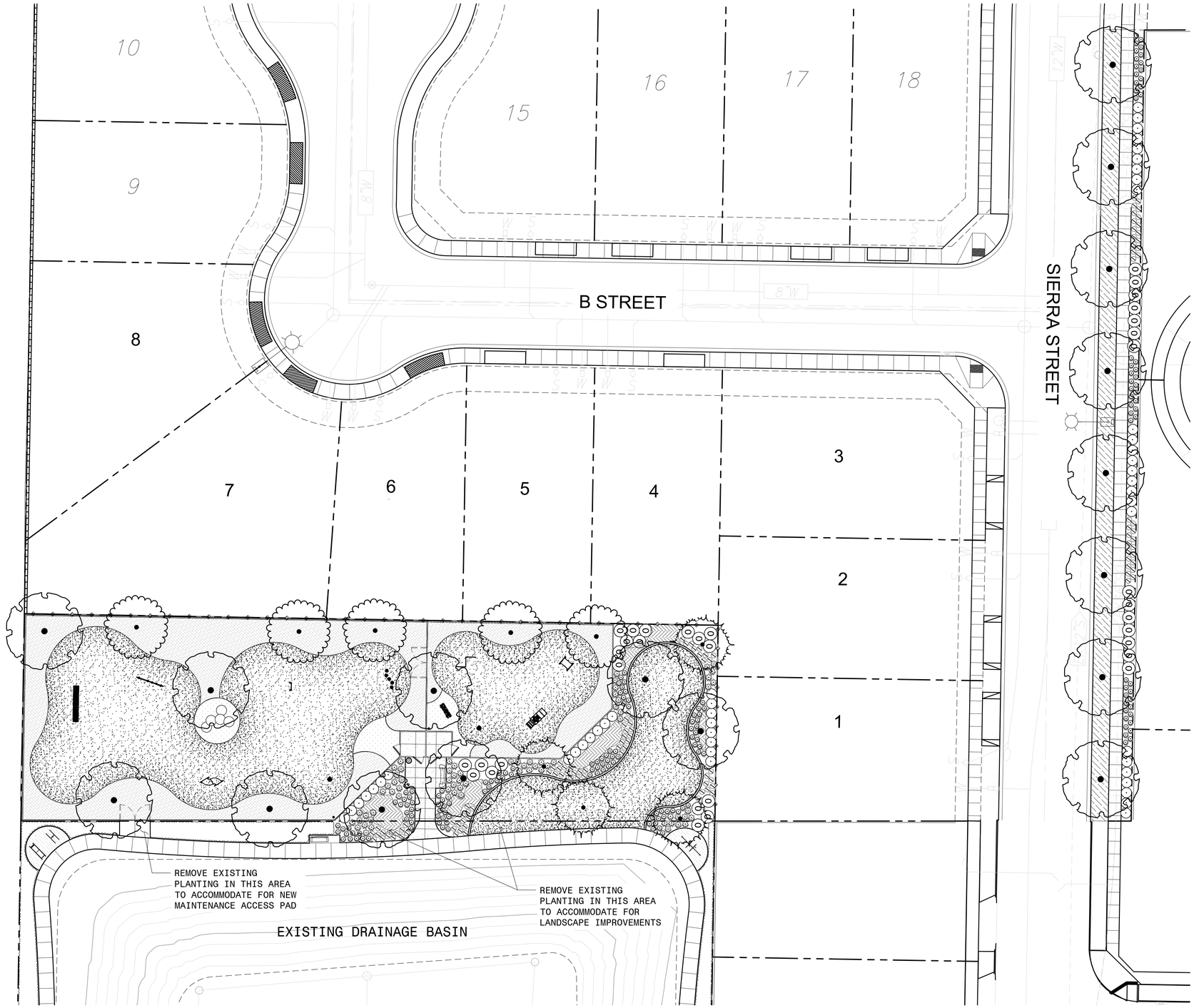
PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - IRRIG.DWG

MWELO WATER USE CALCULATIONS

L3.5

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SEE SHEET L4.2 FOR PLANTING LEGEND AND NOTES

0 20' 40'

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LICENSED LANDSCAPE ARCHITECT
ANDREW B. HANNES
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFONIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
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PROJECT NO.:	12238
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SCALE:	
CAD DWG FILE:	RIVERS EDGE - PLANT.DWG

PLANTING PLAN

L4.1

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PLANTING NOTES:

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT NECESSARY TO FURNISH AND INSTALL PLANT MATERIAL AS SHOWN ON THE DRAWINGS AND AS DESCRIBED IN THE SPECIFICATIONS.

2. UNLESS DESIGNATED ON THE DRAWINGS OTHERWISE, STRUCTURAL IMPROVEMENTS AND HARDSCAPE SHALL BE INSTALLED PRIOR TO PLANTING OPERATIONS.

3. PLANT LIST ON THE DRAWINGS SHALL BE USED AS A GUIDE ONLY. CONTRACTOR SHALL TAKEOFF AND VERIFY SIZES AND QUANTITIES BY PLAN CHECK.

4. A SOIL MANAGEMENT REPORT SHALL BE PROVIDED BY LANDSCAPE CONTRACTOR AND SOIL AMENDMENTS SHALL BE FOLLOWED PER THE REPORT. PHYSICAL COPIES OF THE SOIL MANAGEMENT REPORT SHALL BE PROVIDED TO THE CITY AND LANDSCAPE ARCHITECT. THE SOIL MANAGEMENT REPORT SHALL CONFORM TO STATE AB1881 WATER EFFICIENT LANDSCAPE ORDINANCE (WELO) OR LOCAL AGENCY ADOPTED WELO. CONTRACTOR SHALL OBTAIN A SOILS MANAGEMENT REPORT AFTER GRADING OPERATIONS AND PRIOR TO PLANT INSTALLATION.

5. FOR BIDDING PURPOSES, CONTRACTOR SHALL INCLUDE IN BID THE FOLLOWING AMENDMENT QUATITIES:
   -4 CUBIC YARDS/1,000 SF NITRIFIED ORGANIC COMPOST
   -25 LBS./1,000 SF COMMERCIAL FERTILIZER

6. ALL SOIL AMENDMENTS SHALL BE EVENLY SPREAD AND THOROUGHLY INCORPORATED INTO THE NATIVE SOIL TO A DEPTH OF 12 INCHES BY MEANS OF ROTOTILLER OR OTHER IMPLEMENT.

7. NO SOIL AMENDMENTS, COMPOSTS, FERTILIZERS, ETC. SHALL BE APPLIED TO STORMWATER TREATMENT AREAS WHERE BIOTREATMENT SOIL MIX IS TO BE INSTALLED.

8. SAMPLES OF FERTILIZERS, ORGANIC AMENDMENT, SOIL CONDITIONERS, AND SEED SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PROCUREMENT OR INSTALLATION. CONTRACTOR SHALL FURNISH TO THE CITY A CERTIFICATE OF COMPLIANCE FOR SUCH FURNISHED MATERIALS.

9. ALL WORK ON THE IRRIGATION SYSTEM, INCLUDING HYDROSTATIC, COVERAGE, AND OPERATIONAL TESTS AND THE BACKFILLING AND COMPACTION OF TRENCHES SHALL BE PERFORMED AND INSPECTED BY THE CITY PRIOR TO PLANTING OPERATIONS.

10. LOCATIONS OF ALL TREES SHALL BE REVIEWED ON SITE BY THE CITY'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.

11. TREES SHALL BE PLANTED NO CLOSER THAN TEN (10) FEET FROM EXISTING UTILITIES AND NO CLOSER THAN FIVE (5) FEET FROM NEW UTILITIES.

12. TREES PLANTED WITHIN TEN (10) FEET OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A LINEAR ROOT BARRIER, MODEL #UB 18-2 BY DEEPROOT, OR APPROVED EQUAL.

13. ALL PLANT MATERIAL SHALL BE SELECTED IN ACCORDANCE WITH THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1). FOR STANDARD FORM TREES, CALIPER SIZE SHALL BE MEASURED 6" ABOVE THE SOIL LINE FOR CALIPERS EQUAL TO OR LESS THAN 4". FOR CALIPERS GREATER THAN 4" CALIPER SHALL BE MEASURED 12" ABOVE THE SOIL LINE. FOR MULTI-TRUNK TREES THE CALIPER SHALL BE ESTABLISHED BY TAKING THE AVERAGE OF THE CALIPER OF THE TWO LARGEST TRUNKS. CALIPER IS MEASURED 6" ABOVE THE ORIGINATION POINT OF THE SECOND LARGEST TRUNK OR 6" ABOVE GROUND IF ALL TRUNKS ORIGINATE FROM THE SOIL. ALL PLANT MATERIALS SHALL BE INSPECTED FOR QUALITY AND HEALTH BY THE CITY'S DESIGNATED REPRESENTATIVE PRIOR TO INSTALLATION.

    CALIPER SIZE STANDARDS:
    15 GALLON: 0.75 - 1.25"
    24" BOX: 1.25 - 2"
    36" BOX: 2 - 3.5"
    48" BOX: 3.5 - 5"
    60" BOX: 4 - 6"

14. ALL PLANT MATERIALS SHALL RECEIVE BEST-PAK 20-10-5 FERTILIZER PACKETS, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS AT THE FOLLOWING RATES:
    1-GALLON CONTAINERS: (1) PAK
    2 AND 3-GALLON CONTAINERS: (2) PAKS
    5-GALLON CONTAINERS: (3) PAKS
    15-GALLON CONTAINERS: (9) PAKS
    24" BOX TREES AND LARGER: (8) PAKS FOR EVERY 12 INCHES OF BOX SIZE

15. ALL SHRUB AND GROUNDCOVER SHALL RECEIVE A 3-INCH THICK LAYER OF ORGANIC MULCH. MULCH SHALL BE "DARK BROWN DECORATIVE MULCH" FROM RECOLOGY BLOSSOM VALLEY ORGANICS, OR APPROVED EQUAL. A SAMPLE OF THE MULCH SHALL BE SUBMITTED TO THE CITY FOR APPROVAL PRIOR TO PROCUREMENT OR INSTALLATION.

16. APPLY SNAPSHOT 2.5 TG PRE-EMERGENT HERBICIDE OR APPROVED EQUAL FOR WEED CONTROL PER MANUFACTURER'S RECOMMENDATIONS TO ALL SHRUB AND GROUNDCOVER AREAS AFTER PLANTING AND PRIOR TO MULCH APPLICATION. PRE-EMERGENT SHALL BE THOROUGHLY WATERED IN TO ENSURE THE HERBICIDE MOVES THROUGH THE SOIL TO THE SEEDS.

17. ALL LANDSCAPING INSTALLED UNDER THE SCOPE OF THESE PLANS SHALL BE MAINTAINED BY THE LANDSCAPE CONTRACTOR FOR A MINIMUM OF NINETY (90) CALENDAR DAYS, AND SHALL CONTINUE UNTIL ALL SUBDIVISION IMPROVEMENTS HAVE BEEN ACCEPTED BY THE CITY COUNCIL. THE DEVELOPER SHALL BEAR THE COST OF THE MAINTENANCE UNTIL THE PROJECT IS ACCEPTED. REFER TO CITY OF MANTECA LANDSCAPE STANDARDS AND SPECIFICATIONS FOR INFORMATION ON MAINTENANCE PERIOD REQUIREMENTS.

18. ALL PLANT MATERIALS INSTALLED UNDER THIS PROJECT SCOPE SHALL BE GUARANTEED BY THE CONTRACTOR AGAINST DEFECTIVE MATERIALS AND/OR WORKMANSHIP FOR A PERIOD OF ONE YEAR.

PLANT_SCHEDULE

SYMBOL	BOTANICAL NAME	SIZE	SPACING	QTY	WATER USE
TREES					
	ACER RUBRUM 'ARMSTRONG'	15 GAL		5	MEDIUM
	PINUS ELDARICA	15 GAL		4	LOW
	PISTACIA CHINENSIS `KEITH DAVEY`	15 GAL		17	LOW
SHRUBS					
	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	5 GAL		70	LOW
	DIANELLA REVOLUTA 'DR5000'	1 GAL		161	LOW
	OLEA EUROPAEA 'LITTLE OLLIE'	5 GAL		34	LOW
	RHAPHIOLEPIS UMBELLATA 'MINOR'	5 GAL		47	LOW
	SALVIA GREGGII 'BLUE NOTE'	1 GAL		110	LOW
SYMBOL	BOTANICAL NAME	SIZE	SPACING	QTY	WATER USE
GROUND COVERS					
	LANTANA X 'NEW GOLD'	1 GAL	48" o.c.	38	LOW
	MYOPORUM PARVIFOLIUM	1 GAL	48" o.c.	141	LOW
SOD/SEED					
	TURF SOD BOLERO PLUS	SOD		12,352 SF	HIGH / SLA

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT — JOSHUA W. ANDREE — SIGNATURE — 3/31/27 RENEWAL DATE — 9/26/25 DATE — STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
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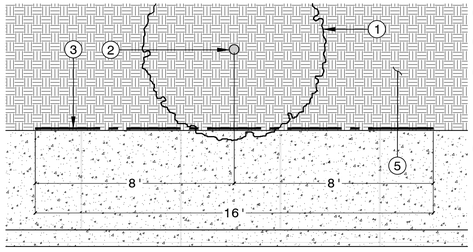
PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - PLANT.DWG

PLANTING LEGEND AND NOTES

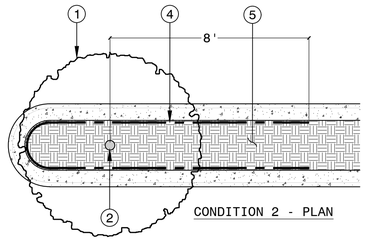
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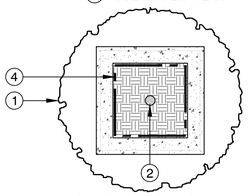
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CONDITION 1 - PLAN

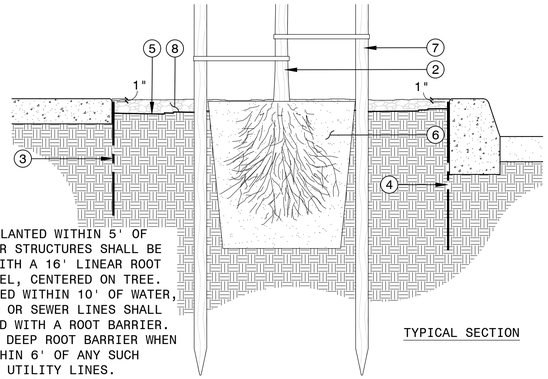


CONDITION 2 - PLAN



CONDITION 3 - PLAN

1. TREE PER PLAN
2. TREE TRUNK
3. 18" DEEP LINEAR ROOT BARRIER AT EDGE OF PAVING OR OTHER HARDSCAPE SURFACE
4. 24" DEEP LINEAR ROOT BARRIER AT BACK OF CURB
5. PLANTER/FINISH GRADE
6. ROOT BALL
7. TREE STAKES - SEE TREE STAKING DETAIL
7. MULCH PER PLAN

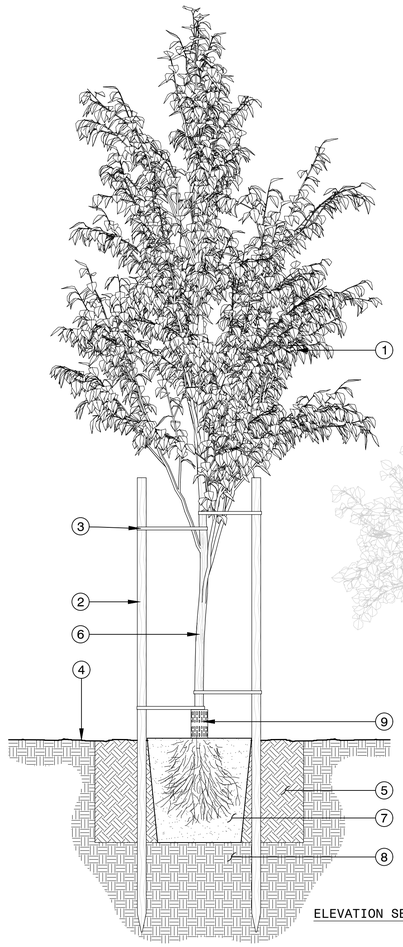


TYPICAL SECTION

NOTES:
1. ANY TREES PLANTED WITHIN 5' OF HARDSCAPE OR STRUCTURES SHALL BE INSTALLED WITH A 16' LINEAR ROOT BARRIER PANEL, CENTERED ON TREE.
2. TREES PLANTED WITHIN 10' OF WATER, STORM DRAIN OR SEWER LINES SHALL BE INSTALLED WITH A ROOT BARRIER. INSTALL 36" DEEP ROOT BARRIER WHEN TREE IS WITHIN 6' OF ANY SUCH UNDERGROUND UTILITY LINES.
3. NO ROOT BARRIERS SHALL BE INSTALLED WITHIN 5' OF WATER OR SEWER LINES.

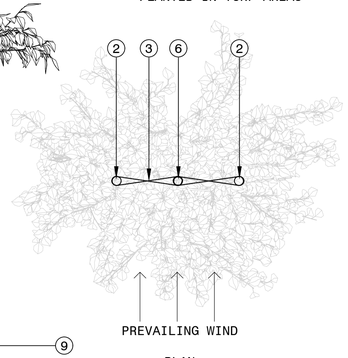
D LINEAR ROOT BARRIER

NOT TO SCALE



ELEVATION SECTION

1. TREE PER PLAN
2. TWO (2) 2" DIA. X 10' LONG PRESSURE-TREATED PINE LODGEPOLE STAKES
3. FOUR (4) CINCH TIES BY V.I.T. PRODUCTS IN 'FIGURE 8' CONFIGURATION, INSTALLED PER MANUFACTURER'S RECOMMENDATIONS
4. FINISH GRADE
5. PLANT PIT AND BACKFILL - SEE PLANTING DETAIL
6. TREE TRUNK
7. ROOT BALL
8. UNDISTURBED SOIL
9. TRUNK GUARD FOR TREES PLANTED IN TURF AREAS

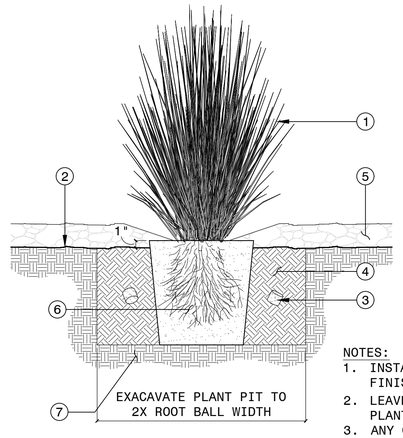


PLAN

NOTES:
1. DO NOT DRIVE STAKES INTO ROOT BALL.
2. REMOVE NURSERY STAKES PRIOR TO STAKING.
3. SEE PLANTING DETAIL FOR PLANTING PROCEDURE.

C TREE STAKING

NOT TO SCALE



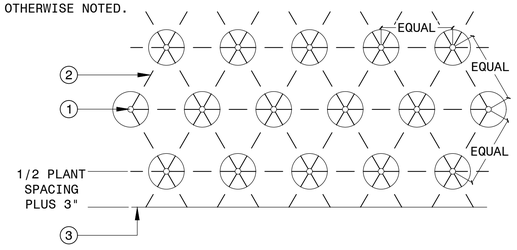
1. PLANT OR TREE PER PLAN
2. FINISH GRADE
3. AGRIFORM 20-10-5 FERTILIZER TABLETS AT THE FOLLOWING RATES:
   1-GALLON: 1 TABLET
   2-GALLON: 2 TABLETS
   5-GALLON: 3 TABLETS
   15-GALLON: 5 TABLETS
   24" BOX: 8 TABLETS
   36" BOX: 12 TABLETS
   48" BOX: 16 TABLETS
4. NATIVE SOIL BACKFILL
5. MULCH LAYER PER PLAN
6. PLANT ROOT BALL
7. UNDISTURBED SOIL

NOTES:
1. INSTALL CROWN OF ROOT BALL 1" ABOVE FINISH GRADE.
2. LEAVE MULCH $\frac{1}{2}$" AWAY FROM BASE OF THE PLANT.
3. ANY OVER-EXCAVATION OF BOTTOM OF PLANT PIT MUST BE RECOMPACTED TO PREVENT SETTLEMENT.

A PLANTING

NOT TO SCALE

NOTES:
1. PLANTS TO BE PLANTED IN TRIANGULAR SPACING UNLESS OTHERWISE NOTED ON PLANTING PLAN.
2. INFILL PLANTS AS REQUIRED TO MAINTAIN SPACING AT IRREGULAR EDGES.
3. IF ACCENT SHRUBS ARE PRESENT IN GROUNDCOVER, ENSURE SHRUB SPACING REMAINS CONSISTENT WITH ADJACENT GROUNDCOVER SPACING UNLESS OTHERWISE NOTED.



1. CENTER OF PLANT, SEE PLAN FOR TYPE
2. SEE PLANTING PLAN OR PLANTING LEGEND FOR SPACING
3. EDGE OF PLANTING AREA, SEE PLAN

B SHRUB AND GROUNDCOVER SPACING

NOT TO SCALE

siTe. landscape architecture

LICENSED LANDSCAPE ARCHITECT
JOSHUA W. ANDREE
SIGNATURE
3/31/27
RENEWAL DATE
9/26/25
DATE
STATE OF CALIFORNIA

RIVER'S EDGE
RIVERBANK, CALIFONIA

REV#	DATE	DESCRIPTION
	2025.05.07	PERMIT SUBMITTAL
	2025.07.24	CITY COMMENTS
	2025.09.26	CITY COMMENTS

PROJECT NO.: 12238
DESIGNED BY: JWA
DRAWN BY: OGP
CHECKED BY: JWA
DATE: 2025.05.07
SCALE:
CAD DWG FILE: RIVERS EDGE - PLANT.DWG

PLANTING DETAILS

L4.3

THIS DRAWING IS THE PROPERTY OF site. UNDER NO CIRCUMSTANCES MAY THIS DRAWING OR ANY IDEA ON THE DRAWING BE REPRODUCED WITHOUT WRITTEN ACCEPTANCE FROM site. ALL DIMENSIONS AND CONDITIONS MUST BE CHECKED AND VERIFIED ON-SITE BY THE CONTRACTOR AND SUBCONTRACTORS PRIOR TO PERFORMING THE WORK. THE PROJECT MANAGER SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES PRIOR TO PROCEEDING WITH THE WORK.

PLOTTED: 9/29/2025 10:41 AM

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING PARK SYSTEM DEVELOPMENT FEE CREDITS FOR LGI HOMES FOR CONSTRUCTION OF A DOG PARK ON LOT A WITHIN THE RIVER'S EDGE SUBDIVISION

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, it is necessary as established in the Riverbank Municipal Code for the proper and effective operation of City Government to establish, amend or authorize fees for services in order to provide for the financial support of City Government; and

WHEREAS, from time to time, the City Council reviews the City's fees to ensure that they are adequately supporting the operation of City Government and the public facilities needed to serve new development; and

WHEREAS, the City currently collects System Development Fees at building permit issuance to defray the impact of new development as authorized by Government Code sections 66000 through 66025; and

WHEREAS, the City's System Development Fee program is codified in Riverbank Municipal Code section 150.30, titled "System Development Fees," which establishes the authority for imposing and charging System Development Fees; and

WHEREAS, LGI Homes is developing a 36-lot residential subdivision known as River's Edge within the City of Riverbank; and

WHEREAS, the River's Edge subdivision includes Lot A, consisting of approximately 21,471 square feet; and

WHEREAS, Lot A was originally intended to serve as a potential expansion area for the adjacent Diamond Bar East/Bruin Park drainage basin; and

WHEREAS, after review of the basin's performance, the City Engineer determined that Lot A is not needed for expansion of the drainage basin; and

WHEREAS, following that determination, LGI Homes offered to construct a dog park on Lot A as a public recreation amenity; and

WHEREAS, a dog park has been identified as one of the top requested park amenities from local residents through a Parks Department survey; and

WHEREAS, the proposed dog park will include separate areas for small dogs and large dogs, an obstacle course, watering station, drinking fountain, waste station, gated secured entrance, seating and related park improvements; and

WHEREAS, the City's current Park System Development Fee is $5,617 per residential lot; and

WHEREAS, the River's Edge subdivision includes 36 residential lots and the total Park System Development Fee obligation for the subdivision is $202,212; and

WHEREAS, LGI Homes has requested a Park System Development Fee credit equal to $5,617 for each of the 36 residential lots, for a total Park System Development Fee credit of $202,212; and

WHEREAS, the proposed Park System Development Fee credit is limited to the Park System Development Fee obligation for the 36 residential lots within the River's Edge subdivision; and

WHEREAS, the proposed Park System Development Fee credit shall be applied on a per-lot basis as each building permit is issued for the 36 residential lots within the River's Edge subdivision; and

WHEREAS, each residential lot shall be eligible for a Park System Development Fee credit in the amount of $5,617, which is equal to the current Park System Development Fee for one residential lot; and

WHEREAS, no cash reimbursement, assignment of credits or credit above the total approved Park System Development Fee credit amount of $202,212 is authorized by this Resolution; and

WHEREAS, LGI Homes remains responsible for completing the dog park improvements on Lot A; and

WHEREAS, after completion of construction, the dog park improvements must be inspected by the City and accepted in accordance with City requirements; and

WHEREAS, the approval of Park System Development Fee credits does not waive any applicable improvement, inspection, acceptance, warranty, bonding or maintenance obligation; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby approves Park System Development Fee credits for LGI Homes in the total amount of $202,212 for construction of a dog park on Lot A within the River's Edge subdivision.

BE IT FURTHER RESOLVED that each of the 36 residential lots shall be eligible for one Park System Development Fee credit in the amount of $5,617.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:

_____
Gabriela Hernandez, CMC
City Clerk

APPROVED:

_____
Rachel Hernandez
Mayor

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.5.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** to Consider Approval of a Modification to Condition of Approval No. 9 for Vesting Tentative Map No. 01-2025 for the Meadowview Subdivision to Allow a Slope Easement in Lieu of a Block Retaining Wall Along the Rear Property Lines of Lots 18 through 31
From:	Marisela H. Garcia, City Manager
Submitted by:	Joshua Mann, Director of Community Development

RECOMMENDATION

It is recommended that the City Council adopt a resolution approving a modification to Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision to allow a slope easement in lieu of a block retaining wall along the rear property lines of Lots 18 through 31, subject to compliance with City of Riverbank Standard Detail 901 and review and approval by the City Engineer.

SUMMARY

The Meadowview Subdivision was approved by the City Council on August 26, 2025. The approved project included Rezone No. 01-2025, Vesting Tentative Subdivision Map No. 01-2025 and Architecture and Site Plan Review No. 04-2025 to create thirty-one single-family residential lots and one dual-use stormwater basin on a 5.83± acre site at 4537 California Avenue.

The applicant is requesting to modify Condition of Approval No. 9. The current condition prohibits a slope easement along the rear property lines of Lots 18 through 31 and requires the applicant to construct a block retaining wall along the shared property boundary. The applicant is requesting to use a slope easement in lieu of the block retaining wall.

Planning staff discussed the request with the City Engineer. The City Engineer has no concerns with allowing the slope easement, provided the final grading and improvement plans comply with City standards. City of Riverbank Standard Detail 901 allows transition grading to be addressed through a retaining wall, slope transition or a combination of both, subject to City review and approval.

The requested modification does not change the approved subdivision layout, number of lots, density, architecture or circulation. The modification only changes how the grade transition along the rear of Lots 18 through 31 may be addressed.

If Condition No. 9 did not expressly prohibit the slope easement, this request could have been reviewed administratively through the final grading and improvement plan process. Because the condition expressly prohibits the slope easement, City Council approval is required to modify the condition.

The Planning Commission considered this item at its May 19, 2026 meeting and unanimously adopted Resolution No. 2026-005 recommending City Council approval of the requested modification.

STRATEGIC PLAN

This item supports the City's Strategic Plan by facilitating well-planned residential growth and allowing approved housing projects to proceed through the final engineering and improvement plan process. The requested condition modification does not change the approved residential use, number of lots or overall subdivision design.

BACKGROUND

The Meadowview project site is located at 4537 California Avenue, at the northwest corner of Snedigar Road and California Avenue. The City Council approved the project as a detached single-family residential subdivision with thirty-one lots and a dual-use stormwater basin.

As part of the original approval, Condition of Approval No. 9 was added to require a block retaining wall along the rear property lines of Lots 18 through 31. The purpose of the condition was to address grade differentials and ensure stability along the shared property boundary.

Condition of Approval No. 9 currently states:

> *"A slope easement shall not be permitted along the rear property lines of Lots 18 through 31. In lieu of the slope easement, the applicant shall construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability. The retaining wall shall be designed in accordance with applicable building codes and City standards, and shall be shown on the final grading and improvement plans, subject to the review and approval of the City Engineer and Building Official."*

After approval, the applicant requested that the City allow the grade transition to be addressed through a slope easement instead of a block retaining wall. Planning staff and the City Engineer reviewed the request. The City Engineer has no concerns with allowing the slope easement, subject to final grading and improvement plan review.

Because Condition No. 9 expressly states that a slope easement shall not be permitted, the condition must be modified by the City Council before staff can approve the requested alternative.
The Planning Commission reviewed the requested condition modification on May 19, 2026. After receiving the staff presentation and considering the item, the Planning Commission unanimously adopted Resolution No. 2026-005 recommending that the City Council approve the modification to Condition of Approval No. 9.

ANALYSIS

The requested modification is narrow. It does not affect the approved land use, number of lots, density, circulation pattern, street layout, architecture or overall subdivision design. The request only affects the method used to address transition grading along the rear property lines of Lots 18 through 31.

City of Riverbank Standard Detail 901 provides the City's typical transition grading requirements. The standard allows transition grading to be addressed through retaining walls or slope transitions, depending on the elevation difference, site conditions and City approval. The detail also identifies that retaining walls and fences are subject to review and approval by Public Works and Community Development Departments.

Based on the City's standard detail and the City Engineer's review, a slope easement is an acceptable alternative in this location. The City Engineer has no concerns with allowing the slope easement, provided the final design complies with City standards and adequately addresses drainage, grade transition, slope stability and maintenance.

The current condition is more restrictive than the City's standard detail. It removes administrative flexibility by prohibiting a slope easement entirely. The recommended modification restores that flexibility while preserving City Engineer review and approval.

Staff recommends that Condition of Approval No. 9 be modified as follows:

> *"The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 (or other applicable city standards) and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and Community Development Director. The easement shall include adequate rights and obligations for construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots."*

All other Conditions of Approval for Vesting Tentative Subdivision Map No. 01-2025 would remain unchanged and in full force and effect.

ENVIRONMENTAL REVIEW

The requested condition modification does not change the approved subdivision density, land use, circulation, number of lots or residential design. The original project was determined to be exempt under CEQA Guidelines Section 21159.21 for qualified housing projects.

The proposed modification is limited to transition grading along the rear of Lots 18 through 31. The modification allows the applicant to use a grading method allowed under City Standard Detail 901, subject to City Engineer approval. The modification does not create a new environmental impact and does not substantially increase the severity of any previously identified impact.

FINANCIAL IMPACT

There is no direct fiscal impact to the City. The applicant remains responsible for preparing final grading and improvement plans, constructing required improvements and recording any required easements. City review and inspection costs are recovered through applicable development processing and inspection fees.

ATTACHMENTS

1. City Council Resolution 2026-
2. Planning Commission Resolution 2026-005
3. Planning Commission Staff Report
4. City of Riverbank Standard Detail 901

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING A MODIFICATION TO CONDITION OF APPROVAL NO. 9 FOR VESTING TENTATIVE SUBDIVISION MAP NO. 01-2025, MEADOWVIEW, TO ALLOW A SLOPE EASEMENT IN LIEU OF A BLOCK RETAINING WALL ALONG THE REAR PROPERTY LINES OF LOTS 18 THROUGH 31, LOCATED AT 4537 CALIFORNIA AVENUE, APN: 062-021-007

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, Vesting Tentative Subdivision Map Application No. 01-2025, Department File No. 25-0010, was submitted by Cary Pope to subdivide approximately 5.83± acres into thirty-one single-family residential lots located at 4537 California Avenue, APN 062-021-007; and

WHEREAS, the Planning Commission reviewed Vesting Tentative Subdivision Map No. 01-2025 at a regular meeting held on June 17, 2025, in the manner prescribed by law and adopted Resolution No. 2025-010 recommending approval of Vesting Tentative Subdivision Map No. 01-2025 to the City Council, subject to Conditions of Approval; and

WHEREAS, the City Council approved Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision on August 26, 2025, subject to Conditions of Approval; and

WHEREAS, Condition of Approval No. 9 currently states that a slope easement shall not be permitted along the rear property lines of Lots 18 through 31 and requires the applicant to construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability; and

WHEREAS, the applicant has requested a modification to Condition of Approval No. 9 to allow a slope easement in lieu of the required block retaining wall along the rear property lines of Lots 18 through 31; and

WHEREAS, City of Riverbank Standard Detail 901, Typical Transition Grading Requirements, allows transition grading to be addressed through retaining walls, slope transitions or a combination thereof, subject to City review and approval; and

WHEREAS, Planning staff discussed the requested modification with the City Engineer, and the City Engineer has no concerns with allowing the slope easement, provided the final grading and improvement plans comply with City standards and remain subject to City Engineer review and approval; and

WHEREAS, the requested modification does not change the approved land use, number of lots, density, circulation, subdivision layout or residential design; and

WHEREAS, the requested modification is limited to the method used to address grade transition along the rear property lines of Lots 18 through 31; and

WHEREAS, if Condition of Approval No. 9 did not expressly prohibit a slope easement, the requested grading treatment could have been reviewed administratively through the final grading and improvement plan review process; and

WHEREAS, because Condition of Approval No. 9 expressly prohibits a slope easement, City Council approval is required to modify the condition before the alternative design may be approved through the final grading and improvement plan review process; and

WHEREAS, the Planning Commission reviewed the requested condition modification at a duly noticed public hearing on May 19, 2026 and adopted Resolution No. 2026-005 recommending that the City Council approve the modification to Condition of Approval No. 9; and

WHEREAS, the City Council held a duly noticed public hearing on the requested modification to Condition of Approval No. 9; and

WHEREAS, the requested modification does not require additional environmental review because it does not change the approved subdivision density, land use, circulation, number of lots or residential design, and the original project was determined to be exempt under CEQA Guidelines Section 21159.21, Exemption for Qualified Housing Projects; and

WHEREAS, all other Conditions of Approval for Vesting Tentative Subdivision Map No. 01-2025 shall remain in full force and effect unless expressly modified by this Resolution; and

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank hereby finds as follows

1. The requested modification is consistent with the approved Vesting Tentative Subdivision Map because it does not alter the approved subdivision layout, number of lots, density, circulation or residential design.
2. The requested modification is consistent with City standards because City Standard Detail 901 allows transition grading to be addressed through a retaining wall, slope transition or combination thereof, subject to City review and approval.
3. The requested modification will continue to require City Engineer review and approval to ensure that the final design adequately addresses grade differentials, drainage, slope stability, maintenance and protection of affected lots.
4. The requested modification will not be detrimental to the health, safety, peace, comfort or general welfare of persons residing or working in the neighborhood because the modification is limited to the method used to address transition grading along the rear property lines of Lots 18 through 31.
5. The requested modification does not create a new environmental impact and does not substantially increase the severity of any previously identified impact because it is limited to transition grading and does not change the approved residential subdivision, number of lots, land use, density, circulation or residential design.

BE IT FURTHER RESOLVED that the City Council of the City of Riverbank hereby approves the modification to Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 as follows:

Modified Condition of Approval No. 9

The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 (or other applicable city standards) and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and Community Development Director. The easement shall include adequate rights and obligations for construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots.

BE IT FURTHER RESOLVED that all other Conditions of Approval adopted for Vesting Tentative Subdivision Map No. 01-2025 remain unchanged and in full force and effect.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following vote of ___:

AYES:
NAYS:
ABSENT:
ABSTAINED:

ATTEST:	**APPROVED:**
_____	_____
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Exhibit A: Modified Condition of Approval No. 9

EXHIBIT A

Condition of Approval No. 9 (per City Council Resolution No. 2025-093)

9. ~~A slope easement shall not be permitted along the rear property lines of Lots 18 through 31. In lieu of the slope easement, the applicant shall construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability. The retaining wall shall be designed in accordance with applicable building codes and City standards, and shall be shown on the final grading and improvement plans, subject to the review and approval of the City Engineer and Building Official.~~

Modified Condition of Approval No. 9

9. The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 (or other applicable city standards) and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and Community Development Director. The easement shall include adequate rights and obligations for construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots.

CITY OF RIVERBANK

RESOLUTION 2026-005

A RESOLUTION OF THE PLANNING COMMISSION OF THE CITY OF RIVERBANK RECOMMENDING CITY COUNCIL APPROVAL OF A MODIFICATION TO CONDITION OF APPROVAL NO. 9 FOR VESTING TENTATIVE SUBDIVISION MAP NO. 01-2025, MEADOWVIEW, TO ALLOW A SLOPE EASEMENT IN LIEU OF A BLOCK RETAINING WALL ALONG THE REAR PROPERTY LINES OF LOTS 18 THROUGH 31, LOCATED AT 4537 CALIFORNIA AVENUE, APN: 062-021-007

WHEREAS, an application was previously received from Cary Pope, with a proposal to subdivide approximately 5.83± acres into thirty-one single-family residential lots, located at 4537 California Avenue and particularly described as Stanislaus County Assessor Parcel Number 062-021-007; and

WHEREAS, Vesting Tentative Map No. 01-2025 was reviewed by the Riverbank Planning Commission at a regular meeting held on June 17, 2025, in the manner prescribed by law; and

WHEREAS, the Riverbank Planning Commission adopted Resolution No. 2025-010 recommending approval of Vesting Tentative Map No. 01-2025 to the City Council, subject to Conditions of Approval; and

WHEREAS, the City Council approved Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision on August 26, 2025, subject to Conditions of Approval; and

WHEREAS, Condition of Approval No. 9 currently states that a slope easement shall not be permitted along the rear property lines of Lots 18 through 31 and requires the applicant to construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability; and

WHEREAS, the applicant has requested a modification to Condition of Approval No. 9 to allow a slope easement in lieu of the required block retaining wall along the rear property lines of Lots 18 through 31; and

WHEREAS, the purpose of Condition of Approval No. 9 is to ensure that grade differentials, drainage, slope stability and long-term maintenance are properly addressed along the affected rear property lines; and

WHEREAS, City of Riverbank Standard Detail 901, Typical Transition Grading Requirements, allows transition grading to be addressed through retaining walls, slope transitions or a combination thereof, subject to City review and approval; and

WHEREAS, Planning staff discussed the requested modification with the City Engineer, and the City Engineer has no concerns with allowing the slope easement, provided the final grading and improvement plans comply with City standards and remain subject to City Engineer review and approval; and

WHEREAS, if Condition of Approval No. 9 did not expressly prohibit a slope easement, the requested grading treatment could have been reviewed administratively through the final grading and improvement plan review process; and

WHEREAS, the requested modification does not change the approved land use, number of lots, density, circulation, subdivision layout or residential design; and

WHEREAS, all other Conditions of Approval for Vesting Tentative Subdivision Map No. 01-2025 would remain in full force and effect unless expressly modified by City Council action.

WHEREAS, the Riverbank Planning Commission hereby finds and adopts the following findings:

A. The requested modification is consistent with the approved Vesting Tentative Subdivision Map because it does not alter the approved subdivision layout, number of lots, density or circulation.

B. The requested modification is consistent with City standards because City Standard Detail 901 allows transition grading to be addressed through a retaining wall, slope transition or combination thereof, subject to City review and approval.

C. The requested modification will continue to require City Engineer review and approval to ensure that the final design adequately addresses grade differentials, drainage, slope stability, maintenance and protection of affected lots.

D. The requested modification will not be detrimental to the health, safety, peace, morals, comfort or general welfare of persons residing or working in the neighborhood because the request is limited to the method used to address transition grading along the rear property lines of Lots 18 through 31.

E. Pursuant to the California Environmental Quality Act, the proposed modification does not require additional environmental analysis because

the modification is limited to transition grading and does not change the approved residential subdivision, number of lots, land use, density, circulation or residential design.

NOW THEREFORE, BE IT RESOLVED that the Planning Commission of the City of Riverbank recommends that the City Council approve a modification to Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 as follows:

Modified Condition of Approval No. 9
The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 (or other applicable city standards) and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and Community Development Director. The easement shall include adequate rights and obligations for construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots.

BE IT FURTHER RESOLVED that the Planning Commission recommends that all other Conditions of Approval adopted for Vesting Tentative Subdivision Map No. 01-2025 remain unchanged and in full force and effect

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 19th day of May 2026; motioned by Commissioner Zamora, seconded by Commissioner Stewart, and upon roll call was carried by the following vote of 4/0:

AYES: *Commissioners: Dinan, Zamora, Stewart and Basso*

NOES: *None*

ABSENT: *None*

ABSTAIN: *Commissioner: Halterman*

Attest: **Approved:**

Joshua E. Mann
Director of Community Development

~~**Michael Halterman, Chairperson**~~
Planning Commission
John Dineen, Vice Chair

Exhibit A – Proposed Modified Condition of Approval No. 9

EXHIBIT A

Condition of Approval No. 9 (per City Council Resolution No. 2025-093)

9. ~~A slope easement shall not be permitted along the rear property lines of Lots 18 through 31. In lieu of the slope easement, the applicant shall construct a block retaining wall along the shared property boundary to retain grade differentials and ensure stability. The retaining wall shall be designed in accordance with applicable building codes and City standards, and shall be shown on the final grading and improvement plans, subject to the review and approval of the City Engineer and Building Official.~~

Modified Condition of Approval No. 9

9. The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 (or other applicable city standards) and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and Community Development Director. The easement shall include adequate rights and obligations for construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots.

CITY OF RIVERBANK
PLANNING COMMISSION
STAFF REPORT

ITEM NO:	**6.1**	**May 19, 2026**

APPLICATION: **Request to Recommend City Council Approval of a Modification to Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision to Allow a Slope Easement in Lieu of a Block Retaining Wall Along the Rear Property Lines of Lots 18 through 31, Located at 4537 California Avenue, APN 062-021-007.**

OWNER: Cary Pope
3237 Riverside Drive
Riverbank, CA 95367

APPLICANT: Cary Pope
3237 Riverside Drive
Riverbank, CA 95367

ENGINEER: Rick Mummert (Benchmark Engineering, Inc.)
4265 Spyres Way, Ste A
Modesto, CA 95356

LOCATION/APN: The proposed Project is located east of Claus Road, south of Patterson Road, west of Elanor Avenue, and north of Kentucky Avenue. The address is 4537 California Avenue APN: 062-021-007.

GENERAL PLAN: Medium-Density Residential (MDR)

ZONING: Single-Family Residential (SFR)

ENVIRONMENTAL DETERMINATION: Pursuant to the California Environmental Quality Act, the proposed Project is exempt pursuant to CEQA Guidelines Section 21159.21 – Exemption for Qualified Housing Projects

PROJECT PLANNER: Joshua Mann, Director of Community Development

RECOMMENDATION: Adoption of Resolution No. 2026-005 recommending to City Council the approval to modify Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision to allow a slope easement in lieu of a block retaining

wall along the rear property lines of Lots 18 through 31, subject to compliance with City of Riverbank Standard Detail 901.

EXECUTIVE SUMMARY

The Meadowview Subdivision was approved by the City Council on August 26, 2025. The approved project includes Rezone No. 01-2025, Vesting Tentative Subdivision Map No. 01-2025 and Architecture and Site Plan Review No. 04-2025 to create thirty-one single-family residential lots and one dual-use stormwater basin on a 5.83± acre site at 4537 California Avenue.

The applicant is requesting to modify Condition of Approval No. 9. The current condition prohibits a slope easement along the rear property lines of Lots 18 through 31 and requires the applicant to construct a block retaining wall along the shared property boundary. The applicant is requesting to use a slope easement in lieu of the block retaining wall.

Planning staff discussed the request with the City Engineer. The City Engineer has no concerns with allowing the slope easement, provided the final grading and improvement plans comply with City standards. City of Riverbank Standard Detail 901 allows transition grading to be addressed through a retaining wall, slope transition or a combination of both, subject to City review and approval.

The requested modification does not change the approved subdivision layout, number of lots, density, architecture or circulation. The modification only changes how the grade transition along the rear of Lots 18 through 31 may be addressed. If Condition No. 9 did not expressly prohibit the slope easement, this request could have been reviewed administratively through the final grading and improvement plan process.

BACKGROUND

The Meadowview project site is located at the northwest corner of Snedigar Road and California Avenue. The City Council approved the project as a compact detached single-family residential subdivision with thirty-one lots and a dual-use stormwater basin. The original staff report stated that a CMU block retaining wall would be required between Lots 18 through 31 and that the applicant had originally proposed a slope easement.

Condition of Approval No. 9 was added to require a block retaining wall along the rear property lines of Lots 18 through 31. The purpose of the condition was to address grade differentials and ensure stability along the shared property boundary.

After approval, the applicant requested that the City allow the grade transition to be addressed through a slope easement instead of a block retaining wall. Planning staff and the City Engineer reviewed the request. The City Engineer has no concerns with allowing the slope easement, subject to final grading and improvement plan review.

Because Condition No. 9 expressly states that a slope easement shall not be permitted, the condition must be modified by the City Council before staff can approve the requested alternative.

PROJECT ANALYSIS

The requested modification is narrow. It does not affect the approved land use, number of lots, density, circulation pattern, street layout, architecture or overall subdivision design.

The request only affects the method used to address transition grading along the rear property lines of Lots 18 through 31.

City of Riverbank Standard Detail 901 provides the City's typical transition grading requirements. The standard allows transition grading to be addressed through retaining walls or slope transitions, depending on the elevation difference, site conditions and City approval. The detail also identifies that retaining walls and fences are subject to review and approval by Public Works and Community Development.

Based on the City's standard detail and the City Engineer's review, a slope easement is an acceptable alternative in this location. The City Engineer has no concerns with allowing the slope easement, provided the final design complies with City standards and adequately addresses drainage, grade transition, slope stability and maintenance.

The current condition is more restrictive than the City's standard detail. It removes administrative flexibility by prohibiting a slope easement entirely. The recommended modification restores that flexibility while preserving City Engineer review and approval.

REVISED CONDITION NO. 9 (per City Council Resolution No. 2025-093)

Condition No. 9 is recommended to be amended as follows:

> The rear property lines of Lots 18 through 31 shall be designed to address grade differentials, drainage, slope stability and long-term maintenance to the satisfaction of the City Engineer. Transition grading may be provided through a retaining wall, slope transition, slope easement or combination thereof, provided the design complies with City of Riverbank Standard Detail 901 and is approved by the City Engineer. If a slope easement is approved, the easement shall be shown on the Final Map or recorded by separate instrument, as determined by the City Engineer and City Attorney. The easement shall include adequate rights and obligations for

construction, access, inspection, maintenance, drainage, slope stability and protection of affected lots. Any retaining wall, if required, shall be designed in accordance with applicable building codes and City standards and shall be shown on the final grading and improvement plans, subject to review and approval by the City Engineer and Building Official.

ENVIRONMENTAL DETERMINATION

The requested condition modification does not change the approved subdivision density, land use, circulation, number of lots or residential design. The original project was determined to be exempt under CEQA Guidelines Section 21159.21 for qualified housing projects.

The proposed modification is limited to transition grading along the rear of Lots 18 through 31. The modification allows the applicant to use a grading method allowed under City Standard Detail 901, subject to City Engineer approval. The modification does not create a new environmental impact and does not substantially increase the severity of any previously identified impact.

PUBLIC NOTICE

On May 6, 2026, public notices for the Planning Commission hearing were mailed to all property owners within 300-feet of the project location. The Planning Commission hearing notice was published in the Riverbank News on May 6, 2026. The notice was posted on the City's website and physically posted at City Hall North, South, the US Post Office and sent to the library on May 6, 2026.

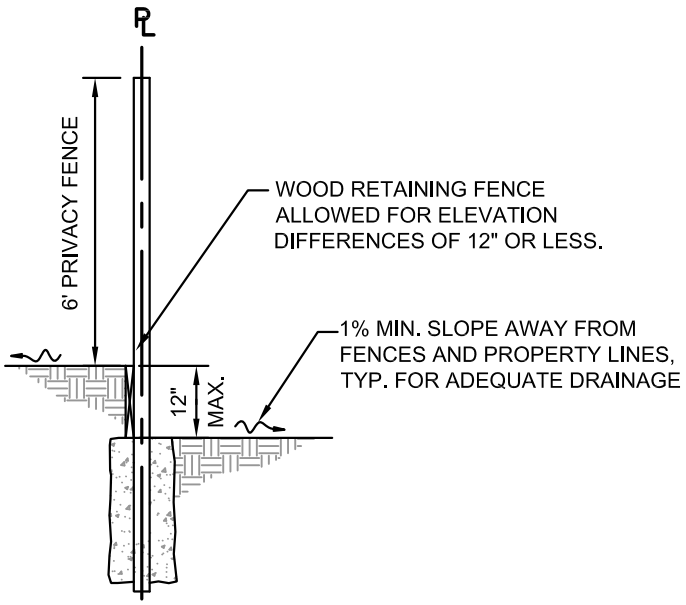
RECOMMENDATION

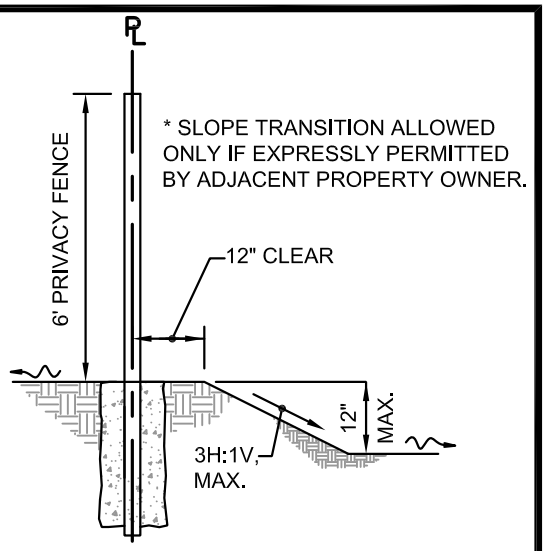
Adoption of Resolution No. 2026-005 recommending to City Council the approval to modify Condition of Approval No. 9 for Vesting Tentative Subdivision Map No. 01-2025 for the Meadowview Subdivision to allow a slope easement in lieu of a block retaining wall along the rear property lines of Lots 18 through 31, subject to compliance with City of Riverbank Standard Detail 901.

ATTACHMENTS

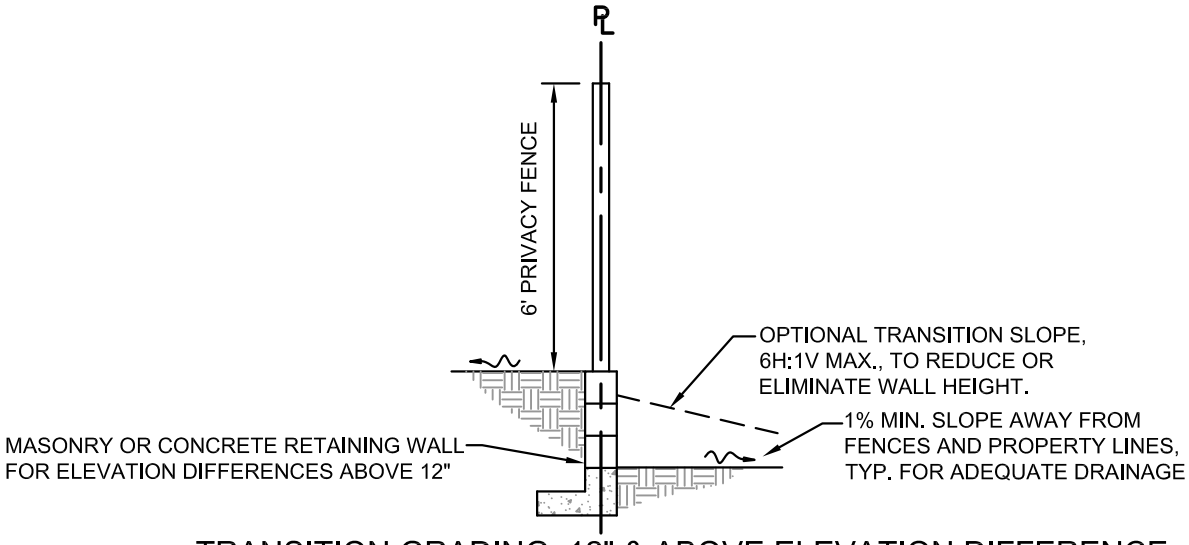
1. Planning Commission Resolution No. 2026-005

    Exhibit A – Meadowview (VTSM) Condition of Approval No. 9





TRANSITION GRADING: 0' TO 12" ELEVATION DIFFERENCE



TRANSITION GRADING: 12" & ABOVE ELEVATION DIFFERENCE

NOTES:

1. THE DESIGN AND CALCULATIONS OF ALL RETAINING WALLS SHALL BE REVIEWED AND APPROVED BY THE CITY OF RIVERBANK. IF NOT SHOWN ON IMPROVEMENT PLANS, RETAINING WALLS SHALL BE CONSTRUCTED UNDER SEPARATE PERMIT.

2. EXCEPTIONS TO THE REQUIREMENTS HEREIN MAY BE GRANTED WHEN THE LOWER ELEVATION IS ON THE PUBLIC R/W, IF IT IS DEMONSTRATED THAT A SIGNIFICANT REDUCTION IN WALL HEIGHT WILL BE ACHIEVED. SUCH EXCEPTIONS SHALL BE GRANTED ON A CASE-BY-CASE BASIS BY THE CITY ENGINEER.

3. THE PREFERRED LOCATION FOR WALLS AND FENCES IN NEW DEVELOPMENTS IS CENTERED ON THE PROPERTY LINE. HOWEVER, THIS MAY NOT BE FEASIBLE WHEN CONSTRUCTING ADJACENT TO EXISTING PROPERTIES. THE RELATIONSHIP TO THE PROPERTY LINE AND ANY WALLS, FENCES, OR TRANSITIONS SHALL BE CLEARLY SHOWN ON THE IMPROVEMENT PLANS.

4. RETAINING WALLS AND FENCES ARE SUBJECT TO THE REVIEW AND APPROVAL OF BOTH THE PUBLIC WORKS AND COMMUNITY DEVELOPMENT DEPARTMENTS.

CITY OF RIVERBANK DEPARTMENT OF PUBLIC WORKS			TYPICAL TRANSITION GRADING REQUIREMENTS	
William F. Kull CITY ENGINEER - WILLIAM F. KULL				
DRAWN BY: GK	DATE: 10/08/15	SCALE: NTS	ADOPTED BY THE CITY COUNCIL: 1-26-16	DRAWING NO. 901
REVISIONS: NONE	SECTION: GRADING	DRAWING NAME: 901.DWG		

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.6.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** Approving the First Amendment to the Employment Agreements for Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution approving the First Amendment to the Employment Agreements between the City of Riverbank and Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development, consistent with the recommendations of the Classification and Compensation Study.

SUMMARY

On April 28, 2026 the City Council adopted Resolution No. 2026-028 accepting and incorporating the recommendations of the City's Classification and Compensation Study prepared by Evergreen Solutions, LLC. The proposed First Amendment to the Employment Agreements with Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development is intended to update the Agreement to reflect the new pay structure for these two positions consistent with the findings of the Classification and Compensation Study.

STRATEGIC PLAN

This item is directly associated with the City Council Goal of "*Enhance City Facilities/Organization,*" which has a Strategy of "*Establish hiring and staffing policies, including Classification and Compensation Study*."

BACKGROUND

The Classification and Compensation Study identified opportunities to modernize the City's compensation structure, improve internal equity, and align salary ranges more closely with the external market. This market analysis The market salary analysis compared Riverbank's pay ranges to 19 peer public agencies, with cost-of-living adjustments applied.

At the 50th percentile market median, Riverbank's Contract/Executive salary ranges were found to be below market at all points of the range, trailing peers on average by:

- 4.93% at the minimum;
- 5.68% at the midpoint; and
- 6.39% at the maximum.

The study further noted that the compensation gap widens at the top of the range, in part because Riverbank's salary range spread is narrower than that of peer agencies. The Contract/Executive and Miscellaneous employee groups lagged the market median to a greater extent than the Mid-Management group.

A comparison of the updates to the Salary Ranges for the Director of Parks and Recreation and Director of Community Development are as follows:

Director of Parks and Recreation

CONTRACT EMPLOYEE GROUP	Current Minimum	Proposed Minimum	Change		
DIRECTOR PARKS AND RECREATION	$142,574.88	$145,344.38	1.90%		
Steps	**A**	**B**	**C**	**D**	**E**
Current Salary Range (253)	$ 142,574.88	$ 149,703.62	$ 157,188.81	$ 165,048.25	$ 173,300.66
Proposed Salary Range (307)	$ 145,344.38	$ 152,611.60	$ 160,242.18	$ 168,254.29	$ 176,667.00

Director of Community Development

CONTRACT EMPLOYEE GROUP	Current Minimum	Proposed Minimum	Change		
DIRECTOR OF COMMUNITY DEVELOPMENT*	$142,574.88	$160,433.00	12.50%		
Steps	**A**	**B**	**C**	**D**	**E**
Current Salary Range	$ 142,574.88	$ 149,703.62	$ 157,188.81	$ 165,048.25	$ 173,300.66
Proposed Salary Range (311)	$ 160,433.00	$ 168,454.65	$ 176,877.38	$ 185,721.25	$ 195,007.31

Recommendation 4 of the Classification and Compensation Study recommended the utilization of a Consistent Step Methodology to adjust employee salaries within their new range. Under this method, employees generally retain their current step placement within the new pay grade, supporting continuity and internal equity. An exception is recommended for classifications, or individual employees, whose pay grades are realigned by more than 10% under the new structure. In this case, the City may modify this strategy to place employees at the closest step to their current salary within the new pay grade to avoid unintended advancement in level or compensation beyond the intended scope of the realignment. This exception applies to the Director of Community Development position as the new pay grade is realigned by 12.5%. Therefore, the proposed salary steps are as follows:

Position	**Current Step**	**Proposed Step**
Director of Parks & Recreation	C	C
Director of Community Development	D	C

FINANCIAL IMPACT

Director of Parks and Recreation

The total financial impact of the increase to the Director of Parks and Recreation for the updated terms for Salary and Benefits for the 2025-26 Fiscal Year is $1,500 which is allocated from the

General Fund.

Director of Community Development

The total financial impact of the increase to the Director of Community Development for the updated terms for Salary and Benefits for the 2025-26 Fiscal Year is $5,766.67 which is allocated to the following funds:

General Fund: $2,883.33
Sewer Fund: $1,441.67
Water Fund: $1,441.67

ATTACHMENTS

1. Resolution
2. Michael Patton_First Amendment to Employment Agreement
3. Joshua E Mann_First Amendment to Employment Agreement

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK APPROVING THE FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENTS BETWEEN THE CITY OF RIVERBANK AND MICHAEL PATTON, DIRECTOR OF PARKS AND RECREATION AND JOSHUA MANN, DIRECTOR OF COMMUNITY DEVELOPMENT AND ADOPTING UPDATED SALARY SCHEDULES CONSISTENT WITH THE CLASSIFICATION AND COMPENSATION STUDY

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, on April 28, 2026 the City Council adopted a Resolution 2026-028 accepting and incorporating the recommendations of the Classification and Compensation Study prepared by Evergreen Solutions, LLC; and

WHEREAS, implementation of the study recommendations requires updates to salary schedules, classification structures, and compensation practices; and

WHEREAS, the Michael Patton, Director of Parks and Recreation and Joshua Mann, Director of Community Development are unrepresented employees ("Employees") who's employment with the City is governed by an Employment Agreement ("Agreement"); and

WHEREAS, the City Manager and the Employees have met and conferred in good faith regarding the implementation of the study recommendations and have reached agreement on amendments to their Agreements; and

WHEREAS, the Classification and Compensation Study has determined that the Salary Range for the Director of Parks and Recreation shall be Salary Range 307 as follows:

Steps	**A**	**B**	**C**	**D**	**E**
Annual Salary	$145,344.38	$152,611.60	$160,242.18	$168,254.29	$176,667.00

WHEREAS, the Classification and Compensation Study has determined that the Salary Range for the Director of Community Development shall be Salary Range 311 as follows:

Steps	**A**	**B**	**C**	**D**	**E**
Annual Salary	$106,433.00	$168,454.65	$176,877.38	$185,721.25	$195,007.31

WHEREAS, the agreed-upon changes include updated salary schedules, classification assignments, and related compensation provisions consistent with the study and the City's adopted compensation framework**.**

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby:

1. **Approval of the First Amendment**
   The City Council hereby approves the First Amendment to the Employment Agreements between the City of Riverbank and Michael Patton, Director of Parks and Recreation (Exhibit A), and Joshua E. Mann, Director of Community Development (Exhibit B).
2. **Adoption of Salary Schedule**
   The updated salary schedule for the Director of Parks and Recreation and Director of Community Development is hereby approved and adopted.
3. **Classification and Compensation Implementation**
   The updated classifications, pay grade assignments, and compensation adjustments identified in the study and reflected in the Amendment 1 are hereby approved.
4. **Effective Date**
   The approved salary schedules and compensation adjustments shall become effective February 6, 2026.
5. **Authorization**
   The City Manager is authorized to execute the First Amendment to the Employment Agreements and implement the provisions of this Resolution.

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:

Gabriela Hernandez, CMC
City Clerk

APPROVED:

Rachel Hernandez
Mayor

Attachment: ***Exhibit A – FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND MICHAEL PATTON, DIRECTOR OF PARKS AND RECREATION.***
Exhibit B – FIRST AMENDMENT TO THE EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND JOSHUA E. MANN, DIRECTOR OF COMMUNITY DEVELOPMENT.

FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND MICHAEL PATTON

This First Amendment to the Employment Agreement ("Agreement") is entered into as of the _____ day of June, 2026, by and between the City of Riverbank, a California municipal corporation ("City"), and Michael Patton, an individual ("Employee"). The City and Employee may individually be referred to herein as "Party" or collectively as "Parties." There are no other parties to the Agreement.

RECITALS

1. On December 4, 2023, Employee was appointed as the Director of Parks and Recreation for the City.

2. On April 28, 2026, the Riverbank City Council adopted Resolution No. 2026-028 accepting and incorporating the recommendations of the City of Riverbank Classification and Compensation Study prepared by Evergreen Solutions, LLC.

3. The Classification and Compensation Study recommended revisions to the salary ranges to various City classifications, including the Director of Parks and Recreation position.

4. Pursuant to Resolution No. 2026-028, the salary range for the Director of Parks and Recreation was revised and established as Salary Range 307.

5. The Parties desire to amend the Agreement to adjust Employee's salary consistent with Salary Range 307.

6. The First Amendment shall be effective retroactively to February 6, 2026.

NOW, THEREFORE, Section 5 of the Employment Agreement is hereby amended to read as follows:

Section 5. Compensation and Evaluations.

Section 5.1. Base Salary. Employee's annual salary as of the Effective Date of this Agreement is set at Step C of Salary Range 253, in the amount of One Hundred Fifty-Seven Thousand One Hundred Eighty-Eight and 81/100's Dollars ($157,188.81) ("Base Salary"). Effective as of the pay period beginning February 6, 2026, Employee's Base Salary shall be set at Step C of Salary Range 307, in the amount of One Hundred Sixty Thousand Two Hundred Forty-Two and 18/100's Dollars ($160,242.18). Salary reviews shall occur annually in accordance with Section 5.3 of this Agreement. Employee shall be eligible for an annual step increase upon receipt of a performance evaluation of at least "Satisfactory."

Entire Agreement; No Other Amendments

This First Amendment constitutes the entire agreement between the Parties with respect to the subject matter herein addressed. Except as expressly amended herein, all terms and conditions of the Employment Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, the Parties have executed this First Amendment to the Employment Agreement as of the date of the Agreement set forth above.

CITY:	**EMPLOYEE:**
City of Riverbank, a municipal corporation of the State of California	Michael Patton, an individual
By:_____ Marisela H. Garcia, City Manager	By:_____ Michael Patton
Date Signed:_____	Date Signed: _____
By:_____ Gabriela Hernandez, City Clerk	
Date Signed:_____	
Approved as to Form and Content:	
By:_____ Thomas P. Hallinan, City Attorney	

FIRST AMENDMENT TO EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND JOSHUA E. MANN

This First Amendment to the Employment Agreement ("Agreement") is entered into as of the _____ day of June, 2026, by and between the City of Riverbank, a California municipal corporation ("City"), and Joshua E. Mann, an individual ("Employee"). The City and Employee may individually be referred to herein as "Party" or collectively as "Parties." There are no other parties to the Agreement.

RECITALS

1. On May 6, 2024, Employee was appointed as the Director of Community Development for the City.

2. On April 28, 2026, the Riverbank City Council adopted Resolution No. 2026-028 accepting and incorporating the recommendations of the City of Riverbank Classification and Compensation Study prepared by Evergreen Solutions, LLC.

3. The Classification and Compensation Study recommended revisions to the salary ranges to various City classifications, including the Director of Community Development position.

4. Pursuant to Resolution No. 2026-028, the salary range for the Director of Community Development was revised and established as Salary Range 311.

5. The Parties desire to amend the Agreement to adjust Employee's salary consistent with Salary Range 311.

6. Employee's placement at Step C of Salary Range 311 is based solely on the City's implementation of the 2025-2026 Classification and Compensation Study and shall not be deemed or construed as a demotion, reduction in status, waiver of rights, or adverse employment action.

7. This First Amendment shall be effective retroactively to February 6, 2026.

NOW, THEREFORE, Section 5 of the Employment Agreement is hereby amended to read as follows:

Section 5. Compensation and Evaluations.

Section 5.1. Base Salary. Employee's annual salary as of the Effective Date of this Agreement is set at Step D of Salary Range 253, in the amount of One Hundred Sixty-Five Thousand Forty-Eight and 25/100's Dollars ($165,048.25) ("Base Salary"). Effective as of the pay period beginning February 6, 2026, Employee's Base Salary shall be set at Step C of Salary Range

311, in the amount of One Hundred Seventy-Six Thousand Eight Hundred Seventy-Seven and 38/100's Dollars ($176,877.38). Employee's Base Salary shall be payable in installments at the same time and in the same manner as other similarly situated City employees. Salary reviews shall occur annually in accordance with Section 5.3 of this Agreement. Employee shall be eligible for an annual step increase upon receipt of a performance evaluation of at least "Satisfactory."

Entire Agreement; No Other Amendments

This First Amendment constitutes the entire agreement between the parties with respect to the subject matter herein addressed. Except as expressly amended herein, all terms and conditions of the Employment Agreement shall remain in full force and effect.

IN WITNESS WHEREOF, this First Amendment to the Employment Agreement has been entered into by and between EMPLOYEE and CITY as of the date of the Agreement set forth above.

CITY:

City of Riverbank, a municipal corporation of the State of California

By:_____
Marisela H. Garcia, City Manager

Date Signed:_____

By:_____
Gabriela Hernandez, City Clerk

Date Signed:_____

Approved as to Form and Content:

By:_____
Thomas P. Hallinan, City Attorney

EMPLOYEE:

Joshua E. Mann, an individual

By:_____
Joshua E. Mann

Date Signed: _____

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.7.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** Approving an Employment Agreement Between the City of Riverbank and Cody Bridgewater, Director of Public Works/Interim Local Redevelopment Agency Director and Authorize the City Manager to Execute the Agreement
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution which will approve an Employment Agreement with Cody Bridgewater, Director of Public Works/Interim LRA Director.

SUMMARY

Mr. Bridgewater's current contract expired December 1, 2025. Negotiation of a new contract was pending the conclusion of the Classification and Compensation Study. The proposed contract would be effective June 9, 2026. However, the salary adjustment as a result of the recommendations implemented from the Classification and Compensation Study will be effective as of February 6, 2026.

STRATEGIC PLAN

This item, while not directly related to the City Council's Strategic Plan Goals, does allow for the City to continue working towards achieving said goals.

BACKGROUND

After the retirement of the previous Public Works Director and a successful executive-level recruitment by Mosaic Public Partners in 2022, Mr. Bridgewater was selected as the new Director of Public Works/ effective December 2, 2022. Mr. Bridgewater's previously served in other local jurisdictions such as the City of Oakdale, and the Sanitary Sewer Districts for Jamestown and Salida. His skill set has proven to be valuable in this position.

Mr. Bridgewater's contract expired on December 1, 2025. Pending the conclusion of the Classification and Compensation Study, negotiations for a new contract began shortly after the recommendations from Evergreen Consulting, LLC. were received. The proposed terms of this contract were a result of the negotiations between the City Council and Mr. Bridgewater.

TERMS

Mr. Bridgewater's proposed contract contains the following terms:

1. **Effective Date:** As of June 9, 2026.

2. **Term:** Three (3) years from the Effective Date.

3. **Base Salary:** Effective December 2, 2025 salary is $165,048.25 or Step D of the Director of Public Works, Salary Range 253:

Step Range 258	A	B	C	D	E
Annual Salary	$142,574.88	$149,703.62	$157,188.81	$165,048.25	$173,300.66

Effective February 6, 2026 salary shall be set at $185,721.25 or Step D of the new Director of Public Works Salary Range 311 as approved in the Classification and Compensation Study:

Step Range 311	A	B	C	D	E
Annual Salary	$160,433.00	$168,454.65	$176,877.38	$185,721.25	$195,007.31

Employee receives an additional 7% increase to his base salary to compensate him for his out of class work as Interim RLRA Director. Once the duties of the Interim RLRA Director cease, Employee shall no longer receive the additional 7%.

4. **Cost of Living Adjustments**: During the term of the Agreement, City agrees to adjust the base salary as follows:
    a. Effective the first full pay period in July 2026, the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
    b. Effective the first full pay period of July 2027 the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
    c. Effective the first full pay period of July 2028, the base salary shall be increased to reflect a three percent (3%) cost of living adjustment (COLA).

5. **Review and Evaluation:** To be conducted in December of each year.

6. **Healthcare Benefits:** Employee to receive the same health care benefits as provided to the LiUNA Bargaining Unit.

7. **Life Insurance:** $50,000

8. **Deferred Compensation:** City to match employee's contribution up to 2% of gross pay per pay period. City to contribute towards the Union Pension Retirement Fund at the rate currently established for the City.

9. **Retirement:** City to pay employer costs of participation in CalPERS Retirement System. Employee is enrolled in the 2% @ 60 Classic Plan. Employee responsible for the 7% employee contribution.

10. **Vacation:** Employee shall be entitled to 20 days of vacation and may not accumulate more than 400 hours of leave.

11. **Sick Leave:** Employee shall earn sick leave at the rate of 1 working day for each month of service.

12. **Holidays:** Employee shall be entitled to observe, with pay, 13 observed holidays, and 3 floating holidays.

13. **Executive Leave:** Employee shall receive 80 hours of executive leave at the beginning of each fiscal year which may be cashed out if not used. Any unused leave expires on June 30 of each fiscal year.

14. **City Vehicle**: Employee may have use of a City vehicle for travel on all City-related business, including to and from work.

15. **Professional and Educational Development:** City will budget for reasonable costs of travel and business expenses for professional development and pay employees' annual membership dues to professional organizations.

16. **Longevity:** Upon eligibility based on employee's tenure with the city, employee will become eligible for longevity pay as follows:

Years of Service	Longevity Pay Rate
10 but less than 13	2.5% of Base Salary
13 but less than 20	additional 2.5% of Base Salary (total 5%)
20+	additional 2.5% of Base Salary (total 7.5%)

FINANCIAL IMPACT

The total financial impact to the City for the updated terms for Salary and Benefits for the 2025-26 Fiscal Year is $10,633.33 which is allocated to the following funds:

General Fund: $850.67
Sewer Fund: $4,891.33
Water Fund: $4,891.33

ATTACHMENTS

1. Resolution
2. C. Bridgewater-2026 Employment Agreement

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO APPROVE AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND CODY BRIDGEWATER AS DIRECTOR OF PUBLIC WORKS/INTERIM RIVERBANK LOCAL REDEVELOPMENT AGENCY DIRECTOR AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, Mr. Bridgewater was appointed to the position of Director of Public Works/Interim RLRA Executive Director effective December 2, 2022; and

WHEREAS, Mr. Bridgewater has successfully performed the duties of Director of Public Works/Interim RLRA Executive Director since his employment began; and

WHEREAS, based on his experience in the Public Works field the City Manager desires to continue Mr. Bridgewater's appointment to said position; and

WHEREAS, the City Council and Mr. Bridgewater have negotiated a new Employment Agreement, herein incorporated as Exhibit A, with the City of Riverbank; and

WHEREAS, Mr. Bridgewater's new contract will be effective June 9, 2026 for a three year term, and

WHEREAS, Mr. Bridgewater will be eligible for an adjustment to his salary to Step D of Salary Range 311 based on the recommendations of the Classification and Compensation effective February 6, 2026; and

WHEREAS, the salary range for the Director of Public Works/Interim Riverbank Local Redevelopment Agency Director is set as follows:

DIRECTOR OF PUBLIC WORKS	**311**	Annual	$ 160,433.00	$ 168,454.65	$ 176,877.38	$ 185,721.25	$ 195,007.31
		MONTHLY	$ 13,369.42	$ 14,037.89	$ 14,739.78	$ 15,476.77	$ 16,250.61
		BI-WEEKLY	$ 6,170.50	$ 6,479.02	$ 6,802.98	$ 7,143.12	$ 7,500.28
		HOURLY	$ 77.13	$ 80.99	$ 85.04	$ 89.29	$ 93.75

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the Employment Agreement between the City of Riverbank and Mr. Cody Bridgewater as Director of Public Works/Interim Riverbank Local Redevelopment Agency Director.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Riverbank does hereby authorize the City Manager to execute said Agreement

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment(s): ***Employment Agreement – Cody Bridgewater***

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Agreement") is made and entered into this _____ day of June 2026, by and between the City of Riverbank, a municipal corporation ("City"), and Cody Bridgewater, an individual ("Employee"). The City and Employee may individually be referred to herein as "Party" or collectively as "Parties". There are no other parties to this Agreement.

RECITALS

A. The City Manager is authorized to appoint City staff pursuant to the City Code of Riverbank ("City Code") section 31.03(H)(12).

B. The City desires to employ the services of Employee on the terms and conditions set forth herein as Director of Public Works/Interim RLRA Director.

C. The Director of Public Works plans, manages, oversees, and directs the operations and services the Public Works Department, which includes the Streets, Storm Drain, Sewer, Water, Wastewater, and Fleet Services Divisions; coordinates activities with other City officials, departments, outside agencies, contractors, organizations, and the public; provides responsible and complex staff support to the City Council, City Manager, and Assistant City Manager; performs other related duties as assigned.

D. The Interim RLRA Director plans, organizes, coordinates, and performs management level economic development and redevelopment activities associated with the conveyance and reuse of the Riverbank Army Ammunition Plant to include capital improvements and leasing of industrial and commercial space, commercial business attraction and retention public improvement projects; performs complex work in coordinating economic development financing and strategic programs associated with reuse and redevelopment of Base Closure and Realignment ("BRAC") projects; staff to Local Redevelopment Authority members; performs other related duties as required.

E. The Parties agree that this Agreement shall be the sole agreement between the Parties regarding the employment of Employee as Director of Public Works/Interim RLRA Director.

F. The Parties desire to execute this Agreement pursuant to the authority of and subject to the provisions of California Government Code ("Government Code") section 53260 *et seq*.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

Section 1. Recitals. The recitals set forth above ("Recitals") are incorporated herein by this reference and made a part of this Agreement. In the event of any inconsistencies between the Recitals and Sections 1 through 10 of this Agreement, Sections 1 through 10 will prevail.

Section 2. Effective Date. This Agreement shall be effective as of June 9, 2026 ("Effective Date").

Section 3. Appointment of Director of Public Works/Interim RLRA Director, Duties, and Term.

Section 3.1. Appointment of Director of Public Works/Interim RLRA Director. Employee shall serve as the Director of Public Works/Interim RLRA Director of the City, and shall be vested with the powers, duties, and responsibilities set forth in City Code, California law, ordinances, and resolutions, and such other duties and functions as the City Manager may from time-to-time assign.

Section 3.2. No Secondary Employment. Employee further agrees that Employee shall devote Employee's productive time, abilities, and attention as necessary to the full accomplishment of his duties and the City's business needs. Accordingly, Employee shall not hold secondary employment or engage in activities which conflict with, or present the appearance or possibility of conflicting with, City's legitimate business interests. As such, Employee agrees that Employee will notify the City Manager in writing if Employee wishes to accept secondary employment sufficiently in advance to allow the City Manager to determine whether there is the appearance of, or an actual conflict or potential conflict with the satisfactory performance of Employee's duties and/or the best interest of the City. Should the City Manager make such a determination, Employee agrees that Employee will forgo the proposed secondary employment. Notwithstanding the foregoing, Employee has the right to volunteer for such nonprofit organizations as he may see fit and further provided that such volunteer services shall not interfere with his duties as Director of Public Works/Interim RLRA Director.

Section 3.3. Exempt Employee. The general business hours for City employees are Monday through Friday, 7:30 a.m. to 5:30 p.m. However, it is recognized by the Parties that Employee is an exempt employee for purposes of the Fair Labor Standards Act of 1938 (29 U.S.C. § 201 *et seq*.). Employee shall not receive overtime or extra compensation for hours worked outside of the City's general business hours, which are necessary to fulfill the duties of the Director of Public Works/Interim RLRA Director position, unless otherwise provided in this Agreement.

Section 3.4. Schedule. The Director of Public Works/Interim RLRA Director daily and weekly work schedule shall vary in accordance with the work required to be performed. The Director of Public Works/Interim RLRA Director position may include frequent attendance at evening meetings and frequent irregular hours as necessary to meet deadlines

and achieve objectives. The City Council and the City Manager recognize that the Director of Public Works/Interim RLRA Director must devote a great deal of his time outside normal office hours to business of the City and, to that end, will be allowed to take Executive Leave, as defined in Section 5.11 of this Agreement, as he shall deem appropriate during said normal office hours.

Section 3.5. Term. The term of this Agreement shall be for three (3) years from the Effective Date. No later than three (3) months prior to the expiration of the Term, the City Manager will provide written notice to Employee as to whether the City Manager intents to extend the Term. Termination of this Agreement prior to the expiration of the Term shall be in accordance with Section 6 below.

Section 4. At-Will Employment. Employee is an at-will employee serving at the pleasure of the City Council and City Manager, as provided in Government Code section 36506 and City Code section 31.01. Accordingly, the City Manager may terminate Employee's employment at any time, with or without cause. Only if Employee is terminated by the City without Good Cause, as defined in Section 6.3 of this Agreement, shall Employee be entitled to a Severance, as defined in Section 6.3 of this Agreement.

Section 5. Compensation and Evaluations.

Section 5.1. Base Salary. Employee's annual salary as of February 6, 2026 is set at Step D of Salary Range 311, in the amount of One Hundred Eighty-Five Thousand Seven Hundred Twenty-One and 25/100's Dollars ($185,721.25). Employee's Base Salary shall be payable in installments at the same time that the other similarly situated City employees are paid. Salary reviews shall occur annually in accordance with Section 5.3 of this Agreement. Employee shall receive a step increase annually upon receiving a performance evaluation of at least "Satisfactory".

Employee shall receive an additional 7% increase to his Base Salary in order to compensate him for his out of class work as Interim RLRA Director. Once the duties of Interim RLRA Director ceases, at the sole discretion of the City Manager, Employee shall no longer receive the additional 7% increase to his Base Salary. This change will be effective the first full pay period after his duties of Interim RLRA Director ceases.

During the term of this agreement the City agrees to adjust the base salary as follows:

1. Effective the first full pay period in July 2026, the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
2. Effective the first full pay period of July 2027 the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
3. Effective the first full pay period of July 2028, the base salary shall be increased to reflect a three percent (3%) cost of living adjustment (COLA).

Section 5.2. Pro-rata Decrease. Employee acknowledges that the Base Salary may be subject to a pro-rata decrease based on the City Council's adoption of an unpaid Mandatory Furlough Program adopted as a budgetary measure.

Section 5.3. Review and Evaluation. The City Manager agrees to review and evaluate Employee's performance of his duties as Director of Public Works/Interim RLRA Director, pursuant to the terms of this Agreement ("Review and Evaluation"), on not less than an annual basis and to provide Employee with a written performance review. The annual Review and Evaluation shall be conducted in December of each year, or at the City Manager's discretion.

Section 5.4. Healthcare Benefits. Employee shall receive the same healthcare benefits as provided to LIUNA, under section 7.01 of its Memorandum of Understanding, as that provision may be amended, superseded, or renumbered in any current or successor Memorandum of Understanding during the Term of this Agreement.

Section 5.5. Life Insurance. City will provide Employee with life insurance in the amount of Fifty Thousand Dollars ($50,000).

Section 5.6. Deferred Compensation. City shall establish and maintain a deferred compensation plan and match Employee's contribution to the deferred compensation plan in an amount not to exceed two percent (2%) of gross pay each pay period. City will also contribute to the Union Pension Retirement Fund at the rate of one hundred and seventy-three (173) hours worked time multiplied by the negotiated rate for any given year each month (e.g. 173 x .93 = $160.89). Employee shall receive any adjustment to this program granted to all other Department Heads.

Section 5.7. Retirement. City shall pay the employer cost of participation in the California Public Employees Retirement System ("CalPERS"). Employee will be enrolled in the CalPERS 2% @ 60 Classic plan. Employee shall pay the seven percent (7%) employee contribution.

Section 5.8. Vacation. Employee shall be entitled to twenty (20) days of vacation annually (or 160 hours). Employee may not accumulate more than four hundred hours (400) of vacation leave.

Section 5.9. Sick Leave. Employee shall earn sick leave at the rate of one (1) working day for each month of service.

Section 5.10. Holidays. Employee shall be entitled to observe, with pay, the thirteen (13) observed holidays, and three (3) floating holidays as outlined in the City's Personnel Rules.

Section 5.11. Executive Leave. It is recognized that Employee must devote a great deal of time outside the normal office hours to City business. To that end, Employee shall receive 10 days (eighty (80) hours) of executive leave ("Executive Leave") at the beginning

of each fiscal year, which may be cashed out if not used. Any unused Executive Leave expires on June 30 of each fiscal year.

Section 5.12. City Vehicle. Employee may have the use of a City vehicle for travel on all City-related business. This includes use of the City vehicle for travel by Employee to and from work.

Section 5.13. Professional and Educational Development. City agrees to budget for reasonable costs of travel and business expenses for Employee to attend professional and official travel, meetings, and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for the City, including, but not limited to, annual conferences of the League of California Cities, and such other regional and local government groups and committees thereof on which Employee serves as a member, provided such travel and business expenses are included within the annual budget. City agrees to pay Employee's annual membership dues to professional organizations that benefit the Employee and the City as designated and approved in the final budget.

Section 5.14. Longevity Benefits. Upon eligibility based on Employee's tenure with the City, he will receive a longevity benefit of two and a half percent (2.5%) of his Base Salary after ten (10) years of service, which will increase to five percent (5%) of his Base Salary after thirteen (13) years of service, and increase to seven and one-half percent (7.5%) of his Base Salary after twenty (20) years of service, paid bi-weekly with his Base Salary.

Section 6. <u>Termination of Employment and Severance</u>.

Section 6.1 Voluntary Resignation. Employee may resign at any time and agrees to give the City at least thirty (30) days advance written notice of the effective date of Employee's resignation, unless the Parties otherwise agree in writing. If Employee retires from full time public service with the City, Employee shall provide three (3) months advance written notice. Employee's actual retirement date will be mutually established between the Parties. During the notice period, all rights and obligations of the Parties under this Agreement shall remain in full force and effect. Promptly after the effective date of resignation, the City shall pay to Employee all salary and benefit amounts, both accrued and owing, under this Agreement. However, in the event of voluntary resignation, Employee shall not be entitled to Severance, as set forth in Section 6.3 of this Agreement.

Section 6.2. Termination by City Manager. The City Manager may terminate this Agreement and remove Employee from his position as Director of Public Works/ Interim RLRA Director at any time with or without cause and with or without notice. Within ten (10) days of City Manager's termination of this Agreement, Employee may make a written request for a hearing before the City Council, at which time the City Council will have the option to uphold the City Manager's termination decision. In the event Employee does not request a hearing before the City Council within ten (10) days, the City Manager's termination decision will stand. If Employee does make a request for a hearing

within ten (10) days, the hearing shall take place in closed session at a regularly scheduled City Council meeting. Upon Employee's request for the hearing to take place in open session, he will waive any claims to privacy associated with his rights to employment information that is the basis for his termination, including, but not limited to, his personnel file and any information contained therein, which would otherwise be private.

The City Manager may, at any time, relieve Employee of his Interim RLRA Director responsibilities and the associated compensation without terminating this Agreement or Employee's position as Director of Public Works. Such action shall not constitute a termination under this Agreement and shall not entitle Employee to a hearing, Severance, or any other separation benefit.

Section 6.3. Termination Without Good Cause. In the event the City terminates this Agreement without Good Cause, as defined in Section 6.4 below, the City shall pay Employee a sum equal to four (4) months Base Salary ("Severance"). This Severance is subject to the restrictions of Government Code section 53260, and in no event shall severance exceed the lesser of four (4) months of Base Salary or (ii) the compensation remaining under the Term of this Agreement. Any cash settlement related to the termination of this Agreement received by Employee from the City shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of his office or position while employed with the City, pursuant to Government Code section 53243.2. In the event the City terminates this Agreement, Employee shall be entitled to continued medical and dental benefits at his cost pursuant to the provisions of the federal Consolidated Omnibus Budget Reconciliation Act ("COBRA").

Section 6.4. Termination For Good Cause. The City may at any time immediately terminate this Agreement for Good Cause, as defined below. If Employee is terminated for Good Cause, the City shall not be required to pay any Severance under this Agreement, and the City shall have no obligation to Employee beyond those benefits accrued as of Employee's last day of employment and those the City is obligated to provide under federal or state law.

"Good Cause" for purposes of this Agreement, means a fair and honest cause or reason for termination. These reasons include, but are not limited to:

1. Conviction of a felony;

2. Disclosing confidential information of City;

3. Gross carelessness or misconduct;

4. Unjustifiable and willful neglect of the duties described in this Agreement;

5. Mismanagement;

6. Non-performance of duties;

7. Any conduct which violates the City's Personnel Rules and for which a City employee may be terminated;

8. Repeated and protracted unexcused absences from the Director of Public Works/Interim RLRA Directors' office and duties;

9. Willful destruction or misuse of City property;

10. Conduct that in any way has a direct, substantial, and adverse effect on the City's reputation;

11. Willful violation of federal, state or City discrimination laws;

12. Continued substance abuse which adversely affects performance of Employee's duties as the Director of Public Works/Interim RLRA Director;

13. Refusal to take or subscribe any oath or affirmation which is required by law; or

14. Employee's disability resulting in Employee's inability to perform the essential functions of the job, which the City is unable to reasonably accommodate without placing an undue burden on City business operations.

Notwithstanding any provision in this Agreement to the contrary, the City Manager may suspend Employee with full pay and benefits at any time during the Term of this Agreement.

Section 7. Indemnification. The City shall defend, hold harmless, and indemnify Employee against any tort, personnel, civil rights, or professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's duties as Director of Public Works and/or Interim RLRA Director in accordance with California's Tort Claims Act (Government Code section 825 *et seq*.), and shall provide a defense to Employee in accordance with Government Code sections 995-996.5. The City may decline to defend or indemnify Employee only as permitted by the Government Code. The City may compromise and settle any such claim or suit and pay the amount of any resulting settlement or judgment; provided, however, that the City's duty to defend and indemnify shall be contingent upon Employee's good faith cooperation with such defense. In the event the City provides funds for legal criminal defense pursuant to this Section, Employee shall reimburse the City for such legal criminal defense funds if Employee is convicted of a crime involving an abuse of office or position, as provided by Government Code sections 53243-53243.4.

Section 8. Bonding. City shall bear the full cost of any fidelity or other bonds required of Employee under any law or ordinance.

Section 9. Notices. Any notice or communication required hereunder between the City and Employee must be in writing and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices transmitted by facsimile after 5:00 p.m. on a normal business day, or on a Saturday, Sunday or holiday shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered, as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City:	City of Riverbank Attn: City Clerk 6707 Third Street Riverbank, CA 95367
and	White Brenner, LLP Attn: Thomas P. Hallinan 1608 T Street Sacramento, CA 95811
If to Employee:	City of Riverbank Attn: Cody Bridgewater 6707 Third Street Riverbank, CA 95367 w/cc: home address on file

Section 10. General Provisions.

10.1. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by the City and Employee.

10.2. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties and supersedes all other prior or contemporaneous oral or written understandings and agreements of the Parties. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

10.3. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

10.4. Authority. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles, and capacities herein stated on behalf of any entities, persons, states, or firms represented or purported to be represented by such entities, persons, states, or firms and that all former requirements necessary or required by state or federal law in order to enter into this Agreement had been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

10.5. Headings. The headings in this Agreement are included for convenience only and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

10.6. Necessary Acts and Further Assurances. The Parties shall, at their own cost and expense, execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

10.7. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the State of California.

10.8. Waiver. No covenant, term, or condition, or the breach thereof, shall be deemed waived, except by written consent of the Party against whom the waiver is claimed and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

10.9. Counterparts. This Agreement may be executed in counterparts, and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties and Parties' designated representatives do not appear on the same page.

10.10. Venue. Venue for all legal proceedings shall be in the Superior Court in and for the County of Stanislaus in the State of California.

10.11. <u>Attorney's Fees and Costs</u>. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Agreement has been entered into by and between EMPLOYEE and CITY as of the date of the Agreement set forth above.

CITY:
City of Riverbank, a municipal corporation of the State of California

By:_____
Marisela H. Garcia, City Manager

Date Signed:_____

By:_____
Gabriela Hernandez, City Clerk

Date Signed:_____

Approved as to Form and Content:

By:_____
Thomas P. Hallinan, City Attorney

EMPLOYEE:

By:
_____
Cody Bridgewater, an individual

Date Signed: _____

RIVERBANK CITY COUNCIL / LRA BOARD

AGENDA ITEM NO. 10.8.

SECTION : NEW BUSINESS

Meeting Date:	6/9/2026
Subject:	**Resolution** Approving an Employment Agreement Between the City of Riverbank and Tamera Alcantor, Assistant City Manager/Administrative Services Director and Authorize the City Manager to Execute the Agreement
From:	Marisela H. Garcia, City Manager
Submitted by:	Marisela Garcia, City Manager

RECOMMENDATION

It is recommended that the City Council consider adopting a Resolution which will approve an Employment Agreement with Tamera Alcantor, Assistant City Manager/Administrative Services Director.

SUMMARY

Mrs. Alcantor's current contract expired December 15, 2025. Negotiation of a new contract was pending the conclusion of the Classification and Compensation Study. The proposed contract would be effective June 9, 2026, with a three-year term expiring June 8, 2026. However, the salary adjustment as a result of the recommendations implemented from the Classification and Compensation Study will be effective as of February 6, 2026.

STRATEGIC PLAN

This item, while not directly related to the City Council's Strategic Plan Goals, does allow for the City to continue working towards achieving said goals.

BACKGROUND

After a successful executive-level recruitment by Mosaic Public Partners in 2022, Mrs. Tamera Alcantor was selected as the new Assistant City Manager/Administrative Services Director effective December 16, 2022. Mrs. Alcantor previously served as the Assistant Finance Director for Riverbank, and had also previously served as the City Manager for the City of Escalon. Her skill set has proven to be valuable in this position as she continues to oversee Finance, has now taken over the Human Resources Division, and continues to support the City Manager on a day-to-day basis.

Mrs. Alcantor's contract expired on December 15, 2025. Pending the conclusion of the Classification and Compensation Study, negotiations for a new contract began shortly after the recommendations from Evergreen Consulting, LLC. were received. The proposed terms of this contract were a result of the negotiations between the City Council and Mrs. Alcantor.

TERMS

Mrs. Alcantor's proposed contract contains the following terms:

1. **Effective Date:** As of June 9, 2026.

2. **Term:** Three (3) years from the Effective Date.

3. **Base Salary:** Effective December 16, 2025 salary is $173,467.61 or Step D of the Assistant City Manager/Administrative Services Director Salary Range 258:

Step Range 258	A	B	C	D	E
Annual Salary	$149,847.84	$157,340.23	$165,207.24	$173,467.61	$182,140.99

Effective February 6, 2026 salary shall be set at $195,239.53 or Step C of the new Assistant City Manager/Administrative Services Director Salary Range 315 as approved in the Classification and Compensation Study:

Step Range 315	A	B	C	D	E
Annual Salary	$177,088.01	$185,842.41	$195,239.53	$205,001.51	$215,251.58

4. **Cost of Living Adjustments**: During the term of the Agreement, City agrees to adjust the base salary as follows:
    1. Effective the first full pay period in July 2026, the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
    2. Effective the first full pay period of July 2027 the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
    3. Effective the first full pay period of July 2028, the base salary shall be increased to reflect a three percent (3%) cost of living adjustment (COLA).

5. **Review and Evaluation:** To be conducted in December of each year.

6. **Healthcare Benefits:** Employee to pay 15% of premium costs for medical insurance. If employee has medical insurance coverage via her spouse, employee may waive benefits, with proof of coverage, and be eligible for a taxable cash amount of $450/month. City to pay full premium for vision and dental insurance.

7. **Life Insurance:** $100,000

8. **Deferred Compensation:** City to match employee's contribution up to 2% of gross pay per pay period. City to contribute towards the Union Pension Retirement Fund at the rate currently established for the City.

9. **Retirement:** City to pay employer costs of participation in CalPERS Retirement System. Employee to be enrolled in the 2% @ 60 Classic Plan. Employee responsible for the 7% employee contribution.

10. **Vacation:** Employee shall be entitled to 20 days of vacation and may not accumulate more than 400 hours of leave.

11. **Sick Leave:** Employee shall earn sick leave at the rate of 1 working day for each month of service.

12. **Holidays:** Employee shall be entitled to observe, with pay, 13 observed holidays, 3 floating holidays, and 1 Management floating holiday.

13. **Executive Leave:** Employee shall receive 80 hours of executive leave at the beginning of each fiscal year which may be cashed out if not used. Any unused leave expires on June 30 of each fiscal year.

14. **Cell Phone Stipend:** $65/month for use of personal phone or option of city-issued cell phone

15. **Professional and Educational Development:** City will budget for reasonable costs of travel and business expenses for professional development and pay employees' annual membership dues to professional organizations. Employee is eligible for up to $2,500 tuition reimbursement for undergraduate or graduate courses related to the work she performs or public administration coursework.

16. **Longevity:** Upon eligibility based on the employee's tenure with the city, the employee will become eligible for longevity pay as follows:

Years of Service	Longevity Pay Rate
5 but less than 10	1.5% of Base Salary
10 but less than 13	additional 2.5% of Base Salary (total 4%)
13 but less than 20	additional 2.5% of Base Salary (total 6.5%)
20+	additional 2.5% of Base Salary (total 9%)

FINANCIAL IMPACT

The total financial impact to the City for the updated terms for Salary and Benefits for the 2025-26 Fiscal Year is $11,200.00 which is allocated to the General Fund.

ATTACHMENTS

1. Resolution
2. T Alcantor_Assistant City Manager 2026 Employment Agreement

CITY OF RIVERBANK

RESOLUTION 2026-

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF RIVERBANK, CALIFORNIA, TO APPROVE AN EMPLOYMENT AGREEMENT BETWEEN THE CITY OF RIVERBANK AND TAMERA ALCANTOR, ASSISTANT CITY MANAGER/ADMINISTRATIVE SERVICES DIRECTOR AND AUTHORIZE THE CITY MANAGER TO EXECUTE THE AGREEMENT

THE CITY OF RIVERBANK CITY COUNCIL (HEREAFTER REFERRED TO AS THE "CITY COUNCIL") DOES HEREBY RESOLVE THAT:

WHEREAS, Mrs. Alcantor was appointed to the position of Assistant City Manager/Administrative Services Director effective December 16, 2022; and

WHEREAS, Mrs. Alcantor has successfully performed the duties of Assistant City Manager/Administrative Services Director since his employment began; and

WHEREAS, based on her experience in the municipal finance and administrative field the City Manager desires to continue Mrs. Alcantor's appointment to said position; and

WHEREAS, the City Council and Mrs. Alcantor have negotiated a new Employment Agreement, herein incorporated as Exhibit A, with the City of Riverbank; and

WHEREAS, Mrs. Alcantor's new contract will be effective June 9, 2026 for a three year term, and

WHEREAS, Mrs. Alcantor will be eligible for an adjustment to her salary to Step C of Salary Range 315 based on the recommendations of the Classification and Compensation effective February 6, 2026; and

WHEREAS, the salary range for the Assistant City Manager/Administrative Services Director is set as follows:

ASSISTANT CITY MANAGER/ADMIN SERVICES DIRECTOR	**315**	Annual	$ 177,088.01	$ 185,942.41	$ 195,239.53	$ 205,001.51	$ 215,251.58
		MONTHLY	$ 14,757.33	$ 15,495.20	$ 16,269.96	$ 17,083.46	$ 17,937.63
		BI-WEEKLY	$ 6,811.08	$ 7,151.63	$ 7,509.21	$ 7,884.67	$ 8,278.91
		HOURLY	$ 85.14	$ 89.40	$ 93.87	$ 98.56	$ 103.49

NOW, THEREFORE, BE IT RESOLVED that the City Council of the City of Riverbank does hereby approve the Employment Agreement between the City of

Riverbank and Mrs. Tamera Alcantor, Assistant City Manager/Administrative Services Director.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the City Council of the City of Riverbank does hereby authorize the City Manager to execute said Agreement

PASSED AND ADOPTED by the City Council of the City of Riverbank at a regular meeting held on the 9th day of June, 2026; motioned by Councilmember _____, seconded by Councilmember _____, and upon roll call was carried by the following City Council vote of _____:

AYES:

NAYS:

ABSENT:

ABSTAINED:

ATTEST:	**APPROVED:**
_____	**_____**
Gabriela Hernandez, CMC	**Rachel Hernandez**
City Clerk	**Mayor**

Attachment(s): ***Employment Agreement – Tamera Alcantor***

EMPLOYMENT AGREEMENT

THIS EMPLOYMENT AGREEMENT ("Agreement") is made and entered into this day _____ of June 2026 by and between the City of Riverbank, a California municipal corporation ("City"), and Tamera Alcantor, an individual ("Employee"). City and Employee may individually be referred to herein as "Party" or collectively as "Parties". There are no other parties to this Agreement.

RECITALS

A. On January 10, 2017, the City Council adopted Ordinance No. 2017-001, establishing the duties and powers of the Assistant City Manager.

B. Employee was formally appointed to the Assistant City Manager/Administrative Services Director position effective December 16, 2022.

C. The City, acting by and through the City Council, has evaluated Employee's knowledge, experience, administrative skills, and abilities, and desires that Employee continue as Assistant City Manager/ Administrative Services Director.

D. As part of her duties as Assistant City Manager/Administrative Services Director, Employee shall continue to perform her duties as the City's Assistant City Manager, which include the duties of Director of Finance, and the duties of the Human Resources Manager.

E. The Parties agree that this Agreement constitutes the sole agreement between the Parties regarding Employee's employment and supersedes all prior agreements.

F. The Parties desire to execute this Agreement pursuant to the authority of and subject to the provisions of Government Code sections 36505 and 53260 et seq.

NOW, THEREFORE, in consideration of the mutual covenants entered into between the Parties and in consideration of the benefits that accrue to each, it is agreed as follows:

AGREEMENT

Section 1. **Recitals**. The recitals set forth above ("Recitals") are incorporated herein by this reference and made a part of this Agreement. In the event of any inconsistencies between the Recitals and Sections 1 through 10 of this Agreement, Sections 1 through 10 will prevail.

Section 2. **Effective Date**. This Agreement shall be effective as of June 9, 2026 ("Effective Date").

Section 3. **Appointment of Assistant City Manager/Administrative Services Director, Duties and Term**.

3.1. Appointment and Duties. Employee shall serve as the Assistant City Manager/Administrative Services Director of the City and shall be vested with the powers, duties, and responsibilities set forth in Title III, Chapter 31, Section 31.04 of the Riverbank Municipal Code ("R.M.C.") and California law. Employee shall further perform the functions and duties specified under the laws of the State of California, the R.M.C., the Ordinances, and Resolutions of the City, and such other duties and functions as the City Manager may from time-to-time assign.

In addition, Employee shall perform duties of the Director of Finance and shall be vested with the powers, duties, and responsibilities set forth in Section 31.05 of the R.M.C. as part of her appointment as Assistant City Manager/Administrative Services Director. Employee shall further assume the duties of the Human Resources Manager as set forth in the Human Resources Manager job description, which is attached to this Agreement as **Attachment 1.**

Employee's job duties under this section 3.1 of this Agreement shall collectively be referred to as "Employee's Duties."

3.2. No Secondary Employment. Employee further agrees that Employee shall devote Employee's productive time, abilities, and attention as necessary to the full accomplishment of her duties and the City's business needs. Accordingly, Employee shall not hold secondary employment or engage in activities which conflict with, or present the appearance or possibility of conflicting with, City's legitimate business interests. As such, Employee agrees that Employee will notify the City Manager in writing if Employee wishes to accept secondary employment sufficiently in advance to allow the City Manager to determine whether there is the appearance of, or an actual conflict or potential conflict with the satisfactory performance of Employee's duties and/or the best interest of the City. Should the City Manager make such a determination, Employee agrees that Employee will forgo the proposed secondary employment. Notwithstanding the foregoing, Employee has the right to volunteer for such nonprofit organizations as she may see fit and further provided that such volunteer services shall not interfere with her duties as Assistant City Manager/Administrative Services Director.

3.3. Exempt Employee. The general business hours for City employees are Monday through Friday, 7:30 a.m. to 5:30 p.m. However, it is recognized by the Parties that Employee is an exempt employee for purposes of the Fair Labor Standards Act of 1938 (29 U.S.C. § 201 *et seq*.). Employee shall not receive overtime or extra compensation for hours worked outside of the City's general business hours, which are necessary to fulfill the duties of the Assistant City Manager/Administrative Services Director position, unless otherwise provided in this Agreement.

3.4. Schedule. The Assistant City Manager/Administrative Services Director daily and weekly work schedule shall vary in accordance with the work required to be performed. The Assistant City Manager/Administrative Services Director position may include frequent attendance at evening meetings and frequent irregular hours as necessary to meet deadlines and achieve objectives. The City Council and the City Manager recognize that the Assistant City Manager/Administrative Services Director must devote a great deal of her time outside normal office hours to business of the City and, to that end, will be allowed to take Executive Leave, as defined in Section 5.9 of this Agreement, as she shall deem appropriate during said normal office hours.

3.5. Term. The term of this Agreement shall be for three (3) years from the Effective Date. No later than three (3) months prior to the expiration of the Term, the City Manager will provide written notice to Employee as to whether the City Manager intends to extend the Term. Termination of this Agreement prior to the expiration of the Term shall be in accordance with Section 6 below.

Section 4. At-Will Employment. Employee is an at-will employee serving at the pleasure of the City Council and City Manager, as provided in Government Code section 36506 and R.M.C. section 31.04. Notwithstanding any provision to the contrary, the City Manager may terminate Employee's employment at any time, with or without cause. Only if Employee is terminated by the City without Good Cause, as defined in Section 6.3 of this Agreement, shall Employee be entitled to a Severance, as defined in Section 6.3 of this Agreement.

Section 5. Compensation and Evaluations.

5.1. Base Salary. Employee's annual salary as of February 6, 2026 is set at Step C of Salary Range 315, in the amount of One Hundred Ninety-Five Thousand Two Hundred Thirty-Nine and 53/100's Dollars ($195,239.53). Employee's Base Salary shall be payable in installments at the same time that the other similarly situated City employees are paid. Salary reviews shall occur annually in accordance with Section 5.3 of this Agreement. Employee shall receive a step increase annually upon receiving a performance evaluation of at least "Satisfactory".

During the term of this agreement the City agrees to adjust the base salary as follows:

1. Effective the first full pay period in July 2026, the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
2. Effective the first full pay period of July 2027 the base salary shall be increased to reflect a four percent (4%) cost of living adjustment (COLA).
3. Effective the first full pay period of July 2028, the base salary shall be increased to reflect a three percent (3%) cost of living adjustment (COLA).

At any such time that the City Manager leaves employment with the City and Employee must fulfill the duties of City Manager, Employee will immediately receive a

step increase. If Employee is already at Step E, then she will receive a five percent (5%) Base Salary increase for the time spent as City Manager.

5.2. Pro rata Decrease. Employee acknowledges that the Base Salary may be subject to pro rata decrease based on the City Council's adoption of an unpaid Mandatory Furlough Program adopted as a budgetary measure.

5.3. Review and Evaluation. The City Manager agrees to review and evaluate Employee's performance of her duties as Assistant City Manager/Administrative Services Director pursuant to the terms of this Agreement ("Review and Evaluation") on not less than an annual basis and to provide Employee with a written performance review. The annual Review and Evaluation shall be conducted in December of each year. If Employee does not receive a performance evaluation of at least "Satisfactory", Employee may appeal to the City Council for a new performance evaluation.

5.4. Healthcare Benefits. City provides medical benefits to its employees. Employee shall contribute fifteen percent (15%) of the total cost of medical premium benefits for Employee and any covered dependents and the City will contribute the remainder. The City will pay the full premium for Employee and family dental and vision coverage during the Term of this Agreement. If employee has medical insurance coverage through their spouse or has medical insurance coverage as an eligible dependent of a person employed elsewhere, employee may waive the medical insurance coverage from the City and employee shall be eligible to receive taxable cash in the amount of Four Hundred Fifty Dollars ($450.00) per month. Employee must sign a waiver, provided by the City, and provide proof of other medical insurance coverage on an annual basis to the Human Resources Department. Once coverage is waived, the employee may only re-enroll in the City medical insurance plan during open enrollment or as allowed by law.

5.5. Life Insurance. City will provide Employee with life insurance in the amount of One Hundred Thousand Dollars ($100,000).

5.6. Retirement Plan. City shall pay the employer cost of participation in the California Public Employees Retirement System ("CalPERS"). Employee shall pay employee cost of such participation. Employee will be enrolled in the CalPERS 2 % @ 60 Classic plan; Employee shall pay the seven percent (7%) employee contribution.

5.7. Vacation. Employee shall earn twenty (20) working days of vacation per year with a maximum accrual of four hundred (400) hours. Employee will carry over any existing vacation time from employment with City existing on the Effective Date of this Agreement.

5.8. Sick Leave. Employee shall earn one (1) day of sick leave per month of employment. Employee will carry over any existing sick leave from employment with City existing on the Effective Date of this Agreement.

5.9. Executive Leave. It is recognized that Employee must devote a great deal of time outside the normal office hours to City business. To that end, Employee shall receive eighty (80) hours of executive leave at the beginning of each fiscal year, which may be cashed out if not used. Any unused Executive Leave expires on June 30 of each fiscal year. Employee will not roll over any previously earned Mid-Management Executive Leave.

5.10. Holidays. Employee shall be entitled to observe, with pay, the thirteen (13) observed holidays, three (3) floating holidays, and one (1) Management floating holiday as outlined in the City's Personnel Rules.

5.11. Deferred Compensation. City shall establish and maintain a deferred compensation plan and match Employee's contribution to the deferred compensation plan in an amount not to exceed two percent (2%) of gross pay each pay period. City will also contribute to the Union Pension Retirement Fund at the rate of one hundred and seventy-three (173) hours worked time multiplied by the negotiated rate for any given year each month (e.g. 173 x 2.26 = $390.98). Employee shall receive any adjustment to this program granted to all other Department Heads.

5.12. Professional and Educational Development. City agrees to budget for reasonable costs of travel and business expenses for Employee to attend professional and official travel, meetings, and occasions adequate to continue the professional development of Employee and to adequately pursue necessary official and other functions for the City, including, but not limited to, annual conferences of the League of California Cities and such other regional and local government groups and committees thereof on which Employee serves as a member, provided, such travel and business expenses are included within the annual budget. City agrees to pay Employee's annual membership dues to professional organizations that benefit the Employee and the City as designated and approved in the final budget.

City agrees that undergraduate and postgraduate education is important for this position. To this end, the City agrees to pay a maximum of Two Thousand Five Hundred Dollars ($2,500.00) each fiscal year for books, tuition, and school-related costs. These monies will be reimbursed to the Employee upon documentation demonstrating (i) successful completion of the course with a passing grade and (ii) proof of payment of eligible expenses related to public administration or work the employee performs. Any reimbursement will be amortized over three (3) years.

5.13 Longevity Incentive. Longevity Pay is to recognize long-term employees of the City and designed to provide eligible employees compensation in addition to their regular Base Salary. Employee shall be eligible for longevity pay as follows:

Years of Service	Longevity Pay Rate
5 but less than 10	1.5% of Base Salary
10 but less than 13	additional 2.5% of Base Salary (total 4%)
13 but less than 20	additional 2.5% of Base Salary (total 6.5%)

20+	additional 2.5% of Base Salary (total 9%)

The maximum longevity pay increase employees can receive during the term of their employment with the City is nine percent (9%). Longevity pay compensation shall be effective the first full pay period following Employee's meeting the eligibility criteria.

Section 6. Termination of Employment and Severance.

6.1 Voluntary Resignation. Employee may resign at any time and agrees to give the City at least forty-five (45) days advance written notice of the effective date of the Employee's resignation unless the Parties otherwise agree in writing. If Employee retires from full-time public service with the City, Employee shall provide at least three (3) months advance written notice. Employee's actual retirement date will be mutually established between the Parties. During the notice period, all rights and obligations of the Parties under this Agreement shall remain in full force and effect. Promptly after the effective date of resignation or retirement, the City shall pay to Employee all salary and benefit amounts both accrued and owing under this Agreement. In the event of voluntary resignation or retirement, Employee shall not be entitled to Severance as set forth in Section 6.3 of this Agreement.

6.2. Termination by City Manager. The City Manager may terminate this Agreement and remove Employee from her position as Assistant City Manager/Administrative Services Director at any time with or without cause, subject to ratification by the City Council. If Employee's termination is based on charges of misconduct that publicly stigmatizes Employee's reputation or impairs her ability to earn a living, or might damage her standing in a community, Employee may, within five (5) business days of the City Manager's notice to Employee of his or her intent to terminate Employee's employment, make a written request for a "name-clearing" hearing (as described in *Lubey v. City and County of San Francisco* (1979) 98 Cal.App.3d 340 and its progeny) before the City Council. The "name-clearing" hearing is solely to provide Employee the opportunity to clear her name. The hearing shall take place at a regularly scheduled City Council meeting or closed session in accordance with the City's Municipal Code, Personnel Rules, or standard practice, if applicable, and any applicable provisions of state law. The City Council may determine whether the allegations contained in the notice of termination are supported. If the City Council determines that the allegations are not supported, a decision shall be issued to reflect that Employee's termination was without fault. This decision will not, however, require that Employee be reinstated to. In the event Employee does not request a "name-clearing" hearing before the City Council, the City Manager's decision to terminate will be effective by the close of business on the fifth (5th) day after the City Manager provided notice to Employee of his or her intent to terminate Employee's employment.

6.3. Termination Without Good Cause. In the event City terminates this Agreement without good cause as defined below in Section 6.4, the City shall pay Employee a sum equal to six (6) months Base Salary ("Severance"), subject to the restrictions of Government Code section 53260, and in no event shall severance exceed the

lesser of six (6) months of Base Salary or (ii) the compensation remaining under the Term of this Agreement. Any cash settlement related to the termination of this Agreement received by Employee from the City, shall be fully reimbursed to the City if Employee is convicted of a crime involving an abuse of her office or position while employed with the City, pursuant to Government Code section 53243.2. Severance shall be paid in the same manner as to other City employees unless otherwise agreed to by the City and Employee. In the event the City terminates this Agreement, Employee shall be entitled to continued medical and dental benefits at her own cost, pursuant to the provisions of the federal Consolidated Omnibus Budget Reconciliation Act ("COBRA").

6.4. Termination for Good Cause. The City may at any time immediately terminate this Agreement for good cause as defined in this Section 6.4. If Employee is terminated for good cause the City shall not be required to pay any Severance under this Agreement, and City shall have no obligation to Employee beyond those benefits accrued as of Employee's last day of employment and those City is obligated to provide under federal or state law.

"Good Cause" for purposes of this Agreement, means a fair and honest cause or reason for termination. These reasons include, but are not limited to:

1. Conviction of a felony;

2. Disclosing confidential information of City;

3. Gross carelessness or misconduct;

4. Unjustifiable and willful neglect of the duties described in this Agreement;

5. Mismanagement;

6. Non-performance of duties;

7. Any conduct which violates the City's Personnel Rules and for which a City employee may be terminated;

8. Repeated and protracted unexcused absences from the Employee's Duties as defined under this Agreement;

9. Willful destruction or misuse of City property;

10. Conduct that in any way has a direct, substantial, and adverse effect on the City's reputation;

11. Willful violation of federal, state or City discrimination laws;

12. Continued substance abuse which adversely affects performance of Employee's Duties as defined under this Agreement;

13. Refusal to take or subscribe any oath or affirmation which is required by law;

14. Disability that renders Employee unable to perform the essential functions of her job, which City is unable to reasonably accommodate without placing an undue burden on City;

15. Dishonesty; and

16. Engaging in other employment or activities which conflict with, or present the appearance or possibility of conflicting with, City's legitimate business interests.

Notwithstanding any provision in this Agreement to the contrary, the City Manager may place Employee on administrative leave with full pay and benefits at any time during the Term of this Agreement.

Section 7. **Indemnification**. City shall defend, hold harmless and indemnify Employee against any tort, personnel, civil rights, or professional liability claim or demand or other legal action, whether groundless or otherwise, arising out of an alleged act or omission occurring in the performance of Employee's Duties in accordance with California's Government Claims Act (Government Code section 825 et seq.) and shall provide a defense to Employee in accordance with Government Code sections 995-996.5. The City may decline to defend or indemnify Employee only as permitted by the Government Code. City may compromise and settle any such claim or suit and pay the amount of any resulting settlement or judgment; provided, however, that the City's duty to defend and indemnify shall be contingent upon Employee's good faith cooperation with such defense. In the event City provides funds for legal criminal defense pursuant to this Section, Employee shall reimburse City for such legal criminal defense funds if Employee is convicted of a crime involving an abuse of office or position, as provided by Government Code sections 53243-53243.4.

Section 8. **Bonding**. City shall bear the full cost of any fidelity or other bonds required of the Employee under any law or ordinance.

Section 9. **Notices**. Any notice or communication required hereunder between City and Employee must be in writing, and may be given either personally, by facsimile (with original forwarded by regular U.S. Mail), by registered or certified mail (return receipt requested), or by Federal Express, UPS, or other similar couriers providing overnight delivery. If personally delivered, a notice shall be deemed to have been given when delivered to the Party to whom it is addressed. If given by facsimile transmission, a notice or communication shall be deemed to have been given and received upon actual physical receipt of the entire document by the receiving Party's facsimile machine. Notices

transmitted by facsimile after 5:00 p.m. on a normal business day or on a Saturday, Sunday, or holiday, shall be deemed to have been given and received on the next normal business day. If given by registered or certified mail, such notice or communication shall be deemed to have been given and received on the first to occur of (a) actual receipt by any of the addressees designated below as the Party to whom notices are to be sent, or (b) five (5) days after a registered or certified letter containing such notice, properly addressed, with postage prepaid, is deposited in the United States mail. If given by Federal Express or similar courier, a notice or communication shall be deemed to have been given and received on the date delivered as shown on a receipt issued by the courier. Any Party hereto may at any time, by giving ten (10) days written notice to the other Party hereto, designate any other address in substitution of the address to which such notice or communication shall be given. Such notices or communications shall be given to the Parties at their addresses set forth below:

If to City:	City of Riverbank Attn: City Clerk 6707 Third Street Riverbank, California 95367
and	White Brenner, LLP Attn: Thomas P. Hallinan 1608 T Street Sacramento, CA 95811
If to Employee:	City of Riverbank Attn: Tamera Alcantor 6707 Third Street, Suite A Riverbank, CA 95367 w/CC: home address on file

Section 10. General Provisions.

10.1. Modification of Agreement. This Agreement may be supplemented, amended, or modified only by a writing signed by the City and Employee.

10.2. Entire Agreement. This Agreement constitutes the final, complete, and exclusive statement of the terms of the agreement between the Parties relating to Employee's employment and supersedes and renders null and void all other prior or contemporaneous oral or written obligations, understandings and agreements of the Parties relating to the subject matter herein. No Party has been induced to enter into this Agreement by, nor is any Party relying on, any representation or warranty except those expressly set forth in this Agreement.

10.3. Severability of Agreement. If a court or an arbitrator of competent jurisdiction holds any section of this Agreement to be illegal, unenforceable, or invalid for

any reason, the validity and enforceability of the remaining sections of this Agreement shall not be affected.

10.4. **Authority**. All Parties to this Agreement warrant and represent that they have the power and authority to enter into this Agreement and the names, titles and capacities herein stated on behalf of any entities, persons, states or firms represented or purported to be represented by such entities, persons, states or firms and that all former requirements necessary or required by state or federal law in order to enter into this Agreement had been fully complied with. Further, by entering into this Agreement, neither Party hereto shall have breached the terms or conditions of any other contract or agreement to which such Party is obligated, which such breach would have a material effect hereon.

10.5. **Headings**. The headings in this Agreement are included for convenience only and neither affect the construction or interpretation of any section in this Agreement nor affect any of the rights or obligations of the Parties to this Agreement.

10.6. **Necessary Acts and Further Assurances**. The Parties shall at their own cost and expense execute and deliver such further documents and instruments and shall take such other actions as may be reasonably required or appropriate to evidence or carry out the intent and purposes of this Agreement.

10.7. **Governing Law**. This Agreement shall be governed and construed in accordance with the laws of the State of California.

10.8. **Waiver**. No covenant, term, or condition or the breach thereof shall be deemed waived, except by written consent of the Party against whom the waiver is claimed, and any waiver of the breach of any covenant, term, or condition shall not be deemed to be a waiver of any preceding or succeeding breach of the same or any other covenant, term, or condition.

10.9. **Counterparts**. This Agreement may be executed in counterparts, and all so executed shall constitute an agreement which shall be binding upon the Parties hereto, notwithstanding that the signatures of all Parties, and Parties' designated representatives, do not appear on the same page.

10.10. **Venue**. Venue for all legal proceedings shall be in the Superior Court for the State of California, in and for the County of Stanislaus.

10.11. **Attorney's Fees and Costs**. If any action at law or in equity, including action for declaratory relief, is brought to enforce or interpret sections of this Agreement, the prevailing Party shall be entitled to reasonable attorney's fees and costs, which may be set by the court in the same action or in a separate action brought for that purpose, in addition to any other relief to which such Party may be entitled.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Agreement has been entered into by and between EMPLOYEE and CITY as of the date of the Agreement set forth above.

CITY:

City of Riverbank, a California municipal corporation

By:_____
Marisela H. Garcia, City Manager

Date Signed:_____

By:_____
Gabriela Hernandez, City Clerk

Date Signed:_____

Approved as to Form and Content:

By:_____
Thomas P. Hallinan, City Attorney

EMPLOYEE:

By:_____
Tamera Alcantor, an individual

Date Signed:_____